

# 785 CEDAR GLEN Road, Dunsford, Ontario K0M 1L0

Client Full  
Active / Residential

**785 CEDAR GLEN Rd Dunsford**

Listing ID: 40609264  
Price: **\$799,000**



## Kawartha Lakes/Kawartha Lakes/Verulam (Twp) Bungalow Raised/House

Water Body: **Sturgeon Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**  
Baths (F+H): **2 (2 + 0)**  
SF Fin Total: **1,525**  
AG Fin SF Range: **501 to 1000**  
AG Fin SF: **868/LBO provided**  
BG Fin SF: **657/LBO provided**  
DOM: **1**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$2,466.00/2023**

### Remarks/Directions

Public Rmks: **This is an immaculately maintained year-round home or cottage conveniently located on Sturgeon Lake midway between Lindsay and Bobcaygeon. The property fronts on the south side of quiet Cedar Glen Road and includes a lease (transferable to the new owner) on 50 ft of municipally-owned waterfront directly across the road. This arrangement results in very low taxes while benefiting from some of the best waterfront in the western Kawarthas – hard bottom, weed-free and dive-off-the dock deep. The 3-bedroom home was raised, gutted, and comprehensively renovated in 2006 and now has over 1,500 sq ft of living area on two levels. The upper-level features open concept living, dining and kitchen areas, a sunroom (spray-foamed under the floor), and walkouts to a wall-to-wall deck that provides spectacular lake and sunset vistas. The primary with built-in dresser and wall unit, second bedroom, and a lovely bathroom with claw-foot tub are also on the upper level. The lower level features a family room, office, bedroom, and a walkout to a flagstone patio, including an enclosed section with a water-facing hot tub. The home is very energy efficient with a newer steel roof (2019) and R60 insulation in the attic, with heating and a/c provided by a heat pump. A forced air propane furnace and a propane stove provides additional heat. The property is beautifully landscaped, and a water line to the lake helps keep everything lush. The flagstone patio out back is a nicely shaded oasis with a water feature. There is a 18' x 10' storage building with power that can easily be converted to a bunkie, an 12' x 8' work shop with power, and a 8' x 7' garden shed. Both Rogers and Bell Fibe internet are available along municipally maintained Cedar Glen Road.**

Directions: **County Road 24 to Cedar Glen Road**

### Waterfront

Waterfront Type:	<b>Indirect Waterfront</b>	Water View:	<b>Direct Water View</b>
Waterfront Features:	<b>Trent System</b>	Boat House:	
Dock Type:	<b>Private Docking</b>	Frontage:	<b>0.00</b>
Shoreline:	<b>Deep, Hard Bottom</b>	Exposure:	<b>North</b>
Shore Rd Allow:	<b>None</b>	Island Y/N:	<b>No</b>
Channel Name:			

### Exterior

Exterior Feat:	<b>Deck(s), Hot Tub, Landscaped, Patio(s)</b>			Roof:	<b>Metal</b>
Construct. Material:	<b>Aluminum Siding</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:		Foundation:	<b>Concrete Block</b>	Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	//			Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>			Winterized:	<b>Fully Winterized</b>
Other Structures:	<b>Shed</b>			Garage Spaces:	
Garage & Parking:	<b>Private Drive Single Wide</b>				
Parking Spaces:	<b>4</b>	Driveway Spaces:	<b>4.0</b>		
Services:	<b>Garbage/Sanitary Collection, High Speed Internet</b>				
Water Source:	<b>Drilled Well</b>	Water Tmnt:	<b>UV System, Water Softener</b>	Sewer:	<b>Septic</b>
Lot Size Area/Units:	<b>0.257/Acres</b>	Acres Range:	<b>&lt; 0.5</b>	Acres Rent:	
Lot Front (Ft):	<b>63.90</b>	Lot Depth (Ft):	<b>172.00</b>	Lot Shape:	
Location:	<b>Rural</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Lake/Pond, Marina</b>			Retire Com:	
View:	<b>Lake</b>			Fronting On:	<b>South</b>
Topography:	<b>Sloping</b>			Exposure:	
Restrictions:	<b>None</b>				

### Interior

Interior Feat:	<b>Ceiling Fans, Central Vacuum, Hot Tub, Water Heater Owned, Water Softener</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Fully Finished</b>
Basement Feat:	<b>Walk-Out</b>		
Laundry Feat:	<b>Lower Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Fireplace-Propane, Forced Air-Propane, Heat Pump</b>		
Fireplace:	<b>1/Living Room, Propane</b>		
Under Contract:	<b>Propane Tank</b>		FP Stove Op: <b>Yes</b>
Inclusions:	<b>Central Vac, Dishwasher, Dryer, Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Coverings</b>		
			Contract Cost/Mo:

Add Inclusions: **Built in dresser and wall unit in the Primary bedroom, dock, Swann security system with 8 cameras**

**Property Information**

Common Elem Fee: **No**  
Legal Desc: **LT 9 PL 163; E 1/2 LT 20 PL 163; KAWARTHA LAKES**  
Zoning: **RR3D**  
Assess Val/Year: **\$231,000/2024**  
PIN: **631410460**  
ROLL: **165102601039900**  
Possession/Date: **60 - 89 Days/**  
Possession Rmks: **prefer 60 days min.**

Local Improvements Fee:  
Survey: **Boundary Only/**  
Hold Over Days: **90**  
Occupant Type: **Owner**  
Deposit: **\$35,000.00**

**Brokerage Information**

List Date: **06/20/2024**  
List Brokerage: **[Kawartha Waterfront Realty](#)**

Source Board: Barrie and District Association of REALTORS®  
Prepared By: David Donais, Broker  
Date Prepared: 06/21/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>14' 9" X 15' 8"</b>	<b>4.50 X 4.78</b>	
<b>Dining Room</b>	<b>Main</b>	<b>8' 3" X 9' 9"</b>	<b>2.51 X 2.97</b>	
<b>Kitchen</b>	<b>Main</b>	<b>15' 2" X 11' 8"</b>	<b>4.62 X 3.56</b>	
<b>Sunroom</b>	<b>Main</b>	<b>9' 10" X 9' 10"</b>	<b>3.00 X 3.00</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>16' 6" X 9' 9"</b>	<b>5.03 X 2.97</b>	
<b>Bedroom</b>	<b>Main</b>	<b>8' 2" X 8' 5"</b>	<b>2.49 X 2.57</b>	
<b>Bathroom</b>	<b>Main</b>	<b>8' 3" X 6' 8"</b>	<b>2.51 X 2.03</b>	<b>3-Piece</b>
<b>Family Room</b>	<b>Basement</b>	<b>14' 1" X 18' 2"</b>	<b>4.29 X 5.54</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>11' 4" X 9' 8"</b>	<b>3.45 X 2.95</b>	
<b>Office</b>	<b>Basement</b>	<b>9' 8" X 8' 3"</b>	<b>2.95 X 2.51</b>	
<b>Bathroom</b>	<b>Basement</b>	<b>6' 10" X 8' 10"</b>	<b>2.08 X 2.69</b>	<b>3-Piece</b>
<b>Storage</b>	<b>Basement</b>	<b>11' 3" X 5' 4"</b>	<b>3.43 X 1.63</b>	
<b>Utility Room</b>	<b>Basement</b>	<b>7' 0" X 5' 7"</b>	<b>2.13 X 1.70</b>	

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