

# 59 STANLEY Road, Bolsover, Ontario K0M 1B0

Listing


Client Full  
Active / Residential

**59 STANLEY Rd Bolsover**

Listing ID: 40631633  
Price: \$819,000



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

 Water Body: **Talbot River**  
Type of Water: **River**

	Beds	Baths	Kitch
Basement	3	1	
Main		1	1

Beds (AG+BG): **3 (0 + 3)**  
Baths (F+H): **2 (2 + 0)**  
SF Fin Total: **2,031**  
AG Fin SF Range: **1001 to 1500**  
AG Fin SF: **1,082/LBO provided**  
BG Fin SF: **949/LBO provided**  
DOM: **0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$3,490.00/2023**

### Remarks/Directions

Public Rmks: **This year-round home/cottage is located on the very desirable section of the Talbot River/Trent-Severn Waterway that provides wide western vistas, deep water, and easy boat access to the watersport-friendly western end of Canal Lake. Sited on a level 0.34 acre lot with 109 ft of waterfront and dog-friendly fencing, the 3 bedroom/2 bathroom raised bungalow provides just over 2,000 sq ft of living area on two levels. The upper level features a large bright living area with a lovely propane fireplace at one end and wall-to-wall windows on the other end with a walk-out to an expansive new deck (2020) that provides excellent privacy and perfect sunset views. The upper level also has a large kitchen/dining area, a laundry room and 3 pc bathroom. The bedrooms, including the Primary with a waterside walk-out, office and 3 pc bathroom are on the lower level. Outside is a quonset-style double garage with a workshop, and a rare wet slip boat house in excellent condition including a new roof (2019). Other recent enhancements include a new roof on the home (2020), hot water heater (2022) and water pump (2022). The septic is properly sized and passed a 2020 municipal inspection. A new ejector pump was installed in 2024. Rogers cable is available on the street. This property is easily accessed and within easy commuting distance from Orillia, Newmarket and the northern GTA.**

Directions: **County Road 48 to Stanley Road**

### Waterfront

Waterfront Type: **Direct Waterfront**  
Waterfront Features: **Trent System**  
Dock Type: **Private Docking**  
Shoreline: **Sandy**  
Shore Rd Allow: **None**  
Channel Name:

Water View: **Direct Water View**  
Boat House: **Boat House, Boathouse-Single Slip, Boathouse-Wetslip**  
Frontage: **109.00**  
Exposure: **West**  
Island Y/N: **No**

### Exterior

Exterior Feat: **Deck(s), Patio(s), Porch**  
Construct. Material: **Vinyl Siding**  
Shingles Replaced: **2020**  
Year/Desc/Source: **//**  
Property Access: **Year Round Road**  
Other Structures: **Fence - Partial, Shed**  
Garage & Parking: **Detached Garage//Private Drive Single Wide**  
Parking Spaces: **7**  
Services: **Garbage/Sanitary Collection**  
Water Source: **Dug Well**  
Lot Size Area/Units: **0.344/Acres**  
Lot Front (Ft): **109.00**  
Location: **Rural**  
Area Influences: **Golf, Highway Access, Lake/Pond, River/Stream**  
View: **River**  
Topography: **Level**  
Restrictions: **None**  
Foundation: **Block**  
Water Tmnt: **Sediment Filter, UV System**  
Acres Range: **< 0.5**  
Lot Depth (Ft): **201.00**  
Lot Irregularities:  
Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **51-99 Years**  
Rd Acc Fee:  
Winterized: **Fully Winterized**  
Garage Spaces: **2.0**  
Sewer: **Septic**  
Acres Rent:  
Lot Shape:  
Land Lse Fee:  
Retire Com:  
Fronting On: **West**  
Exposure:

### Interior

Interior Feat: **Ceiling Fans, Central Vacuum**  
Basement: **Full Basement**  
Basement Fin: **Fully Finished**  
Basement Feat: **Walk-Out**  
Laundry Feat: **Main Level, Sink**  
Cooling: **Wall Unit**  
Heating: **Baseboard, Electric, Fireplace-Propane, Forced Air-Propane, Pellet Stove, Wall Furnace**  
Fireplace: **2/Pellet Stove, Propane**  
FP Stove Op: **Yes**

Under Contract: **Propane Tank** Contract Cost/Mo:  
Inclusions: **Central Vac, Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**

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**Property Information**

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Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **LT 24 PL 239; PT S PT LT 4 CON N PORTAGE RD ELDON AS IN R443904; KAWARTHA LAKES**  
Zoning: **LSR** Survey: **None/**  
Assess Val/Year: **\$327,000/2024** Hold Over Days: **90**  
PIN: **631710264** Occupant Type: **Vacant**  
ROLL: **165116005032000**  
Possession/Date: **Flexible/** Deposit: **\$40,000.00**

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**Brokerage Information**

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List Date: **08/09/2024**  
List Brokerage: **[Kawartha Waterfront Realty](#)** 

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Source Board: Barrie and District Association of REALTORS®  
Prepared By: David Donais, Broker  
Date Prepared: 08/09/2024

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**Rooms**

**Listing ID: 40631633**

<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>21' 4" X 23' 8"</b>	<b>6.50 X 7.21</b>	
<b>Dining Room</b>	<b>Main</b>	<b>7' 10" X 9' 6"</b>	<b>2.39 X 2.90</b>	
<b>Kitchen</b>	<b>Main</b>	<b>21' 7" X 22' 1"</b>	<b>6.58 X 6.73</b>	
<b>Bathroom</b>	<b>Main</b>	<b>6' 6" X 8' 10"</b>	<b>1.98 X 2.69</b>	<b>3-Piece</b>
<b>Laundry</b>	<b>Main</b>	<b>7' 5" X 8' 10"</b>	<b>2.26 X 2.69</b>	
<b>Office</b>	<b>Basement</b>	<b>20' 4" X 12' 7"</b>	<b>6.20 X 3.84</b>	
<b>Bedroom Primary</b>	<b>Basement</b>	<b>19' 8" X 10' 10"</b>	<b>5.99 X 3.30</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>15' 1" X 8' 0"</b>	<b>4.60 X 2.44</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>9' 10" X 8' 3"</b>	<b>3.00 X 2.51</b>	
<b>Bathroom</b>	<b>Basement</b>	<b>6' 4" X 11' 1"</b>	<b>1.93 X 3.38</b>	<b>3-Piece</b>
<b>Utility Room</b>	<b>Basement</b>	<b>6' 4" X 5' 10"</b>	<b>1.93 X 1.78</b>	

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