

8 DAISY Trail, Dunsford, Ontario K0M 1L0

Client Full
Active / Residential

8 DAISY TI Dunsford

Listing ID: 40650937
Price: **\$675,000**



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

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

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,088**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,088/Assessor**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,590.00/2023**

Remarks/Directions

Public Rmks: **This four-season cottage on Sturgeon Lake has been comprehensively updated without compromising its wonderful cottage charm. Conveniently located in the community of Cedar Glen midway between Lindsay and Bobcaygeon, the property is set back from quiet Cedar Glen Road but has unobstructed lake views and includes a dock lease (transferable to the new owner) on 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, dive-off-the dock deep and perfect sunset exposure. The large 0.41 acre lot is one of the largest in the neighbourhood and is distinguished by having an expansive, level and very private back yard that is perfect for children and outdoor gatherings. The 3-bedroom cottage has almost 1,100 sq ft of living area and has recently been used as a year-round home. The main living, kitchen and dining areas are open concept with vaulted ceilings and a walk-out to a deck and gazebo that affords lovely lake views. Recent enhancements include a metal roof (2019), all new windows and doors (2021), vinyl siding, eaves, fascia and soffits (2021), new bunkie/office (2021), generator (2022), sump pump (2022) and new fridge, stove, washer and dryer (2023/2024). Heating is provided by a propane stove supplemented by baseboards. Most furniture is included.**

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

Waterfront

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

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse				

Exterior

Exterior Feat: **Deck(s), Patio(s)** Roof: **Metal**
Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
Shingles Replaced: Foundation: **Block** Apx Age: **51-99 Years**
Year/Desc/Source: // Rd Acc Fee:
Property Access: **Municipal Road, Paved Road, Private Road** Winterized: **Fully Winterized**
Other Structures: **Gazebo, Shed, Other** Garage Spaces:
Garage & Parking: **Outside/Surface/Open//Gravel Driveway** Driveway Spaces: **5.0**
Parking Spaces: **5** Services: **Garbage/Sanitary Collection, High Speed Internet**
Water Source: **Drilled Well, Lake/River** Water Tmnt: **None** Sewer: **Septic**
Lot Size Area/Units: **0.405/Acres** Acres Range: **< 0.5** Acres Rent:
Lot Front (Ft): **120.00** Lot Depth (Ft): **117.00** Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Lake/Pond** View:
View: **Lake** Retire Com:
Topography: **Level** Fronting On: **West**
Restrictions: **Unknown** Exposure:

Interior

Interior Feat: **Ceiling Fans, Generator-Full, Water Heater Owned** FP Stove Op: **Yes**
Basement: **Crawl Space** Basement Fin: **Unfinished** Contract Cost/Mo:
Laundry Feat: **Main Level**
Cooling: **Other**
Heating: **Baseboard, Fireplace-Propane**
Fireplace: **1/Propane**
Under Contract: **Propane Tank**
Inclusions: **Dryer, Refrigerator, Stove, Washer, Window Coverings**
Add Inclusions: **All furniture except as stated in exclusions, generator, dock.**

Exclusions: **Kitchen table and chairs, water cooler, air purifier, dyson, all pictures on walls, table in family room. Jet ski, lift and trailer are excluded but negotiable.**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: LT 26-27 PL 163; W 1/2 LT 28 PL 163 T/W R345540; S/T INTEREST IN R345540; KAWARTHA LAKES	Survey: Boundary Only/ 1922
Zoning: R1	Hold Over Days: 90
Assess Val/Year: \$149,000/2024	PIN 2:
PIN: 631410477	Occupant Type: Owner
ROLL: 165102601042100	Deposit: \$35,000.00
Possession/Date: Flexible/	

Brokerage Information

List Date: **09/20/2024**
List Brokerage: [Kawartha Waterfront Realty](#) 

Source Board: Barrie and District Association of REALTORS®
Prepared By: David Donais, Broker
Date Prepared: 09/20/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	15' 10" X 11' 0"	4.83 X 3.35	
Family Room	Main	22' 7" X 8' 9"	6.88 X 2.67	
Dining Room	Main	11' 2" X 9' 6"	3.40 X 2.90	
Kitchen	Main	11' 6" X 10' 0"	3.51 X 3.05	
Bedroom Primary	Main	11' 1" X 9' 10"	3.38 X 3.00	
Bedroom	Main	11' 1" X 9' 10"	3.38 X 3.00	
Bedroom	Main	11' 3" X 9' 6"	3.43 X 2.90	
Bathroom	Main	8' 0" X 4' 8"	2.44 X 1.42	3-Piece

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