

## Cross Property Client Full

### 1078 STILLS ROAD

**Eagle Lake, ON K0M 1S0**

Haliburton County/ Dysart Et Al/ Guilford

**Residential/ Single Family/ For Sale Price: \$339,000.00**

**Active**



MLS®#: **183762**  
 List Date: **29-Mar-2019**  
 Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **2 ( 1/ 1)**  
 Type: **Detached**  
 Style: **1.5 Storey**  
 Sqft Above Grade: **1,200**  
 Sq Ft Finished: **1,650**  
 Sq Ft Source: **Other**  
 Sqft Below Grade: **1,000**  
 Sq Ft. Unfinished:  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 # Rooms: **13**  
 Recreational: **Yes**  
 Fronting On: **East**  
 Year Built/Desc: **/ Unknown**  
 Lot Front: **352.00**  
 Lot Depth:  
 Road Access Fee:  
 Lot Size/Acres: **1-2.99 Acres/ 1.20**  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **1.0/ Detached**  
 Driveway Spaces/Type: **4/ Private Double Wide/ Gravel**  
 Waterfront: **Yes**  
 WF Exposure: **West**  
 WF Type/Name: **Lake/ Still**  
 Shore Rd Allowance: **None**  
 WF Frontage Ft: **0**  
 WF Features: **Water Access**  
 Shore Line: **Rocky**  
 Leased Land Fee:

Public Remarks: **Country charm on a large, corner lot. 3-bedroom, 2-bathroom, open concept with lots of windows. Large kitchen walks out to a large, 3 season sunroom. Propane furnace, dug well, gas fireplace and a detached garage. Large den with a separate entrance that could be a fourth bedroom or a home business. Best part about this property is the 1/10th interest in the 100-acre parcel on Stills Lake. Great swimming, fishing etc. Perfect place to relax, have a BBQ or camp. Walking distance to Eagle Lake and ten minutes to Haliburton.**

Directions: **Eagle Lake Road to Stills Road to #1078 and sign**

Interior Features:  
 Basement: **Winterized**  
 Heat Primary/Sec: **Full/ Partially Finished/ Forced Air-Propane/**  
 HVAC: **Duct Work**  
 Under Contract \$:  
 Under Contract/Rental Items: **Propane Tank**

#### Interior Features

Fireplace:  
 Foundation: **Concrete Block**  
 UFFI: **No**  
 Furnace Age:  
 Plumbing Age:

Add'l Monthly Fees:  
 Exterior Finish: **Aluminum Siding**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Internet Other, Telephone**  
 Topography: **Clear View**  
 Roofing: **Metal**  
 Water/Supply Type: **Well/ Drilled Well**  
 Exterior Features: **Deck(s)**  
 Site Influences: **Lake Access**  
 Schools: **SBES JDHES HHSS**

#### Exterior Features

Pool: **None**

Alternative Power:  
 Yr Roof Surface Replaced:  
 Sewage: **Septic**

#### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Exclusions: **all personal items**

#### Tax Information

Roll#: **462404000040810**  
 Pin#: **391430157**  
 Assessment \$/Year: **\$186,000/2016**  
 Legal Description: **PT LT 23 CON 3 GUILFORD PT 5 19R5559; DYSART ET AL**  
 Local Improve Fee/Comments /  
 Zoning: **see twp**  
 Survey/Year: **No**  
 Taxes/Year: **\$1,047/ 2018**  
 Survey Type:

#### Rooms

Room	Level	Dimensions	Features
Living Room	M	12'x9'5"	
Dining Room	M	12'x9'5"	
Kitchen	M	13'x13'	
Family Room	M	21'5"x11'	
Den	M	12'x11'5"	
Bathroom	M		3-Piece
Sunroom	M	7'x18'	
Master Bedroom	2	15'x11'5"	
Bedroom	2	11'5"x10'8"	
Bedroom	2	13'3"x8'5"	
Laundry Room	2	9'3"x8'	
Bathroom	2		2-Piece
Storage Room	B	22'x24'	

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Client Full Report

Date Printed: 03/29/2019

Prepared By: OFFICE ADMIN - J. VAUGHAN, .

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