

Cross Property Client Full

1084 SONORA DRIVE

Algonquin Highlands, ON K0M 1S0 Active
Haliburton County/Algonquin Highlands/Stanhope

Residential/Single Family/For Sale

Price: \$849,000.00



MLS®#: **181093**
List Date: **13-Mar-2019** Bedrooms (AG/BG): **4 (2/2)**
Bathrooms (F/H): **2 (2/0)**

Type: **Detached**
Style: **Bungalow Raised**

Sqft Above Grade: **1,585** Sqft Below Grade: **1,585**
Sq Ft Finished: **3,170** Sq Ft. Unfinished

Sq Ft Source: **Other**

New Construction: **No** # Rooms: **13**
Title/Ownership: **Freehold** Recreational: **Yes**
Fronting On: **East** Year Built/Desc: **/Unknown**
Lot Front: **100.00** Lot Depth:

Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/0.78**

Access: **Private Road, Year Round**
Garage Spaces/Type: **2.0/Detached**
Driveway Spaces/Type: **4/Private Double Wide/Gravel**
Waterfront: **Yes** WF Exposure: **West**
WF Type/Name: **Lake/Boshkung**
Shore Rd Allowance: **Not Owned** WF Frontage Ft: **100**
WF Features: **Beach**
Shore Line: **Clean, Sandy, Shallow**
Leased Land Fee:

Public Remarks: **Never offered for sale before! Welcome to Echo bay, on beautiful Boshkung Lake. This property was one of the first on the bay with the original cedar pan abode cottage. Much has changed since then with a large addition, 2 bedrooms one bath on the main level with a large kitchen dining room and with a propane fireplace. Large deck out front for family gatherings, with amazing views of Bushkung lake. Going downstairs there is an additional 2 bedrooms and 1 bathroom with a full in law suite and large rec room with an additional propane insert. Heading down to the waters edge you find a beautiful sand beach, perfect for family fun. Miles of boating, located only five minutes to amenities with great year-round access. There is a detached garage and storage shed as well. This cottage would be a great rental or investment property.**

Directions: **Highway 35 South to Sonora Drive to 1084 and signs**

Interior Features: **Central Vacuum, Winterized Full/Fully Finished/Walk-Out**
Basement: **Fireplace-Propane/Baseboard**
Heat Primary/Sec: **Air Conditioner, Wall Mount AC**
HVAC: **None**
Under Contract \$:
Under Contract/Rental Items: **None**

Interior Features

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

Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None**
Exterior Finish: **Vinyl Siding**
Restrictions: **None**
Services: **Cell Service, Electricity, Telephone**
Topography: **Level** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced:
Water/Supply Type: **Other/Lake/River** Sewage: **Septic**
Water Treatment: **Heated Water Line, UV System**
Exterior Features: **Deck(s), Year-Round Living**
Other Structures: **Shed**
Site Influences: **Beach, Water View**
Schools: **SBES JDHES HHSS**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer some furniture**

Exclusions: **all personal items**

Tax Information

Roll#: **462100100038900** Local Improve Fee/Comments /
Pin#: **391260176** Zoning: **see twp** Taxes/Year: **\$4,242/2018**
Assessment \$/Year: **\$624,000/2016** Survey/Year: **No** Survey Type:
Legal Description: **PT LT 15 CON 2 STANHOPE AS IN H27447, T/W H27447; ALGONQUIN HIGHLANDS**

Rooms

Room	Level	Dimensions	Features
Dining Room	M	22'x15'	
Kitchen	M	11'3"x18'	
Living Room	M	23'x17'	
Bedroom	M	15'5"x11'8"	
Master Bedroom	M	16'8"x12'	
Bathroom	M	8'5"x6'7"	3-Piece
Recreation Room	B	25'6"x20'	
Bedroom	B	10'4"x10'9"	
Bedroom	B	10'8"x10'4"	
Bathroom	B	6'9"x13'	5+ Piece
Laundry Room	B	7'x10'7"	
Office	B	10'4"x10'7"	
2nd Kitchen	B	10'6"x10'8"	

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288

Client Full Report

Date Printed: 03/13/2019

Prepared By: **JEFF WILSON, Salesperson**

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