

## Cross Property Client Full

**2083 BOICE BRADLEY DRIVE**

**Haliburton, ON K0M 1S0**

**Haliburton County/Dysart Et Al/Guilford**

**Residential/Single Family/For Sale**

**Price: \$735,900.00**

**Active**



MLS@#: **134082**  
 List Date: **12-Jun-2018**  
 Bedrooms (AG/BG): **3 (3/0)**  
 Bathrooms (F/H): **2 (2/0)**

Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,680**  
 Sq Ft Finished: **1,680**  
 Sq Ft Source: **Other**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **South**  
 Lot Front: **80.00**  
 Road Access Fee: **0**  
 Access: **Private Road, Year Round**  
 Driveway Spaces/Type: **6/Private Double Wide/Gravel**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/Redstone**  
 Shore Rd Allowance: **Owned**  
 WF Features: **Beach, Dock**  
 Shore Line: **Clean, Sandy**

Sqft Below Grade: **0**  
 Sq Ft. Unfinished  
 # Rooms: **11**  
 Recreational: **Yes**  
 Year Built/Desc: **2000/Completed / New**  
 Lot Depth:  
 Lot Size/Acres: **1-2.99 Acres/1.86**  
 WF Exposure: **South**  
 WF Frontage Ft: **80**

Public Remarks: **Let's start with what an amazing lake to live or cottage on. Redstone Lake is a large lake with the Algonquin style rock points and sand covers. Redstone Lake offers miles of boating. This lot is tucked away in a calm and quiet bay, a small creek flows year round. Sandy shoreline with gradual entry for the little ones. This 3-bedroom, 2-bathroom Viceroy Cottage sits just off the water's edge with great access to Redstone Lake. Year round home/cottage. It features 9' ceilings through-out and 18' cathedral ceilings in the living room offering great water views. Large kitchen and dining room with an additional breakfast nook. Main floor laundry. What a beautiful property and magnificent lake.**

Directions: **Haliburton - 118 West to Haliburton Lake Road to Boice Bradley Road to 2083**

### Interior Features

Interior Features: **Central Vacuum, Winterized**  
 Basement: **Crawl Space/Partially Finished/**  
 Heat Primary/Sec: **Airtight Stove, Baseboard, Forced Air-Oil/**  
 HVAC: **None**  
 Under Contract \$:  
 Under Contract/Rental Items: **None**

Fireplace: **Fireplace Insert, Wood**  
 Foundation: **Concrete Block**  
 UFFI: **No**  
 Furnace Age:  
 Plumbing Age:

### Exterior Features

Add'l Monthly Fees:  
 Exterior Finish: **Wood**  
 Restrictions:  
 Services: **Cell Service, Electricity, Telephone**  
 Topography: **Flat, Level**  
 Roofing: **Asphalt, Shingles**  
 Water/Supply Type: **Other/Lake/River**  
 Water Treatment: **Sediment Filter**  
 Site Influences: **None**

Exposure:  
 Pool: **None**  
 Alternative Power:  
 Yr Roof Surface Replaced:  
 Sewage: **Septic**

### Inclusions/Exclusions

Inclusions: **Other See Attached**

Exclusions: **Items not mentioned on Inclusions list.**

### Tax Information

Roll#: **462404100071500**  
 Pin#: **391390135**  
 Assessment \$/Year: **\$465,000/2018**  
 Legal Description: **PT LOT 31 CON 10 GUILFORD PT 5 19R777 S/T H80000 & T/W H8000 EXCEPT LOT 3 CON 10 GUILFORD, DYSART ET AL**

Local Improve Fee/Comments /  
 Zoning: **see twp**  
 Survey/Year: **Yes 1975**  
 Taxes/Year: **\$2,779/2017**  
 Survey Type: **Available**

### Rooms

Room	Level	Dimensions	Features
Kitchen	M	11'7"x11'5"	
Dining Room	M	20'1"x13'5"	
Dining Nook	M	11'7"x8'3"	
Living Room	M	15'2"x15'	
Foyer	M	4'10"x10'4"	
Master Bedroom	M	12'2"x12'	
Ensuite	M	8'x7'1"	5+ Piece
Bedroom	M	10'x12'4"	
Bedroom	M	10'x12'3"	
Bathroom	M	7'11"x7'3"	4-Piece
Laundry Room	M	7'7"x4'3"	

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIB

Client Full Report

Date Printed: 10/23/2018

Prepared By: **JEFFREY WILSON, Salesperson**

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

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