

## Property Information

**Year Round - Energy Efficient Home-4 Bedroom 2 Bath With Over 2300+ Above Grade Living Space.**

**Plus 1300+ Square Feet Lower Level Walk-Out, One Bedroom Apartment With Separate Entrance, Walk In Closet and En suite Laundry**

### House

- Large & Bright Eat In Kitchen Overlooking the Lake
- Separate Dining Room Overlooking the Lake and Walkout to the Deck
- Extra Large Living Room/Office
- 3 Piece Bath on Main Level With Laundry
- 4 Bedrooms on 2nd Floor. Primary Overlooks the Lake
- 4 Piece Bath Includes Jetted Soaker Tub and Separate Shower
- Larger Workshop and Storage in Lower Level was Formerly the Garage.
- Spray Foamed Kitchen Front Walls
- Newer Window in Primary Bedroom
- 2000 Gallon Holding Tank
- Heated Water Line
- Forced Air Oil Furnace - 2005
- Heat Pump- Not in Use But Could Be Re-Charged For Air Conditioning
- Central Vacuum
- Steel Roof

## Property Information

### . Outside

- North West Exposure Offers Fantastic Sunsets All Year Around
- Massive Front Deck With 1000 Square Feet of Decking and Covered Porch Overlooking the Lake plus Covered Back Porch 257 Square Feet.
- 16 Foot Dock Space Leased From the City of Kawartha Lakes - Spot # 06-114
- Annual Lease Due December For The Following Year \$139.10 plus HST. Year 1 of new 5 Year Lease term.
- Great Swimming, Fishing and Boating From Your Dock
- Dock Space To Be Transferred To New Owner Through the City of Kawartha - New Owner Must Obtain Insurance For Dock Space. More Details Will Be Provided

### Area Amenities

- Short Walk to Public Beach on Sturgeon Lake, Marina and Public Boat Launch
- 20 Minutes to Lindsay & Bobcaygeon, 1.5 Hour From GTA
- Vibrant Community in the Village of Thurstonia
- Dunsford Public School Nearby

**Operating Cost Financials and Rent Rate Of Both Units Available Upon Request**