

\$2,899,000 - 470 Indian Point Road, Kawartha Lakes (coboconk)

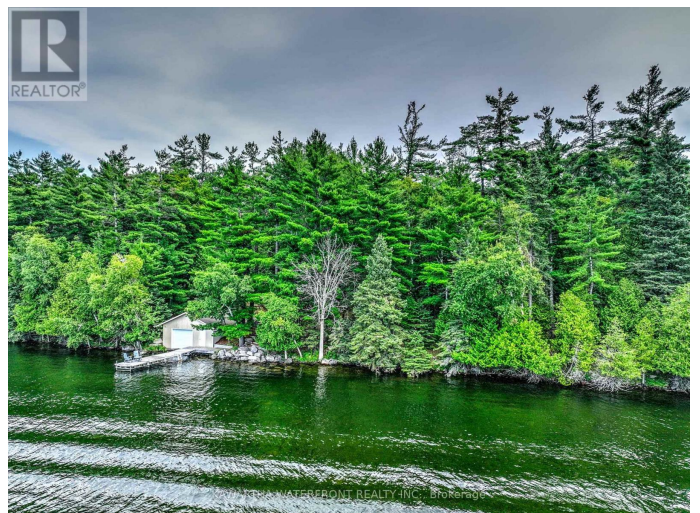
MLS® #X12454201

\$2,899,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Coboconk, Kawartha Lakes (coboconk),
Ontario

This Lake House on coveted Indian Point on Balsam Lake provides immense and priceless privacy across its 200 ft of waterfront and 2.3 acres, enhanced by the presence of equally large and private properties on either side. The property has purposely been kept well-treed but new owners have the option to open up the vistas to take full advantage of the deep, weed-free waterfront and pure western exposure. The Lake House features almost 2,500 sq ft of above-grade living area highlighted by a great room with a large granite wood-burning fireplace and wall-to-wall windows, a large dining room with a walk-out to an expansive deck, and a spacious kitchen with breakfast area. The Primary is large and bright, with a 4 pc Ensuite, with two other main floor bedrooms and a 4 pc bathroom completing the main floor. The second floor features a large family room that can be re-purposed for many uses. The Lake House is carpet-free with lovely pine floors throughout. The full basement is partially finished and also provides many options for further enhancement. Outside is an oversized double garage, and a large marine rail boat house in excellent condition. The property is adjacent to the 1,500 acre Indian Point Provincial Park that provides exceptional walking and biking activities, and the Indian Point Property Owners Association maintains



private tennis and pickle ball courts, with community events scheduled throughout the summer. The property is being sold with most furniture and furnishings included, and a short closing is possible. (id:6289)

Essential Information

Listing #	X12454201
Price	\$2,899,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	470 Indian Point Road
Subdivision	Coboconk
City	Kawartha Lakes (coboconk)
Province	Ontario
Postal Code	K0M1K0

Amenities

Amenities	Fireplace(s)
Features	Level
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Furniture, Window Coverings
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Basement	Walk-up

Exterior

Exterior	Wood, Stone
Lot Description	200 x 354 FT 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office	KAWARTHA WATERFRONT REALTY INC.
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