

FEATURE SHEET

4053 COUNTY ROAD #36, TRENT LAKES, ON

MLS #: X10431817

THE HOUSE

- 3+1 Bedrooms
- 3 Baths
- 2 Kitchens
- Raised Bungalow
- 32'x16' Indoor Heated Saltwater Pool. All pool equipment & liner (2022), Shallow end 3.5' with gentle slope to 6' in deep end
- Hot Tub (2022)
- 2 Person Infrared Sauna
- Exercise Room
- Laundry on Main Floor & Basement
- Finished Basement
- 36'x28' Insulated Shop with 16' ceilings, 12'Hx12'W Overhead Door & 8'Hx8'W Overhead Door at the back of the Shop, Separate 200 AMP Electrical Service
- Brand New Septic System
- Garden Shed
- Updated Throughout

INCLUSIONS

3 Refrigerators, 2 Stoves, 2 Washers, 2 Dryers, 1 Dishwasher, ELFs, Electric Fireplace, 3 Standalone Air Conditioners, Infrared Sauna, Hot Tub, Window Coverings, All Pool Equipment & Supplies (All Appliances and Hot Tub sold in "As Is" condition)

EXCLUSIONS

Personal Belongings, Furnishings, TV Mounts

TAXES AND OTHER INFORMATION

- Property Taxes - \$3,444.14 (2023); \$3,639.60 (2024)
- Garbage & Recycling taken to Buckhorn Transfer Station (5.6km)



Tom Sangster | REALTOR®

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Frank Real Estate

Brokerage

Independently owned and operated

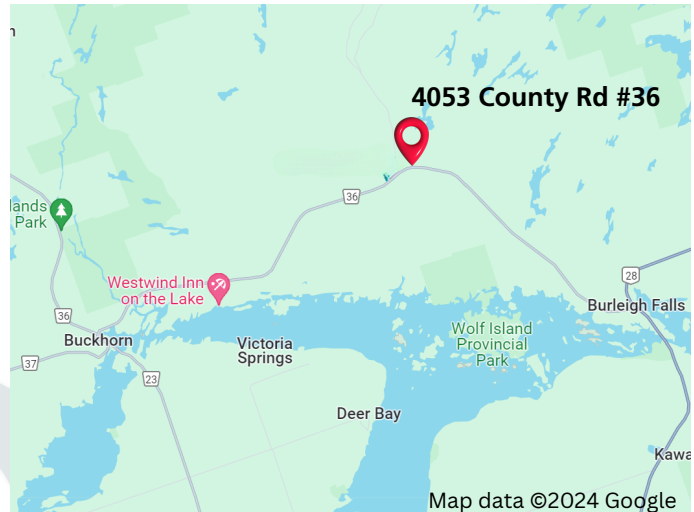
Not intended to solicit individuals currently under contract

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THE AREA

- Buckhorn - 8.1km
- Burleigh Falls - 5.4km
- Lakefield - 23.8km
- Peterborough - 38.1km
- Buckhorn Fire Hall - 10.1km
- Buckhorn Home Hardware - 8.6km
- Peterborough Regional Health Centre - 41Km
- Kawartha Highlands Provincial Park (Signature Park) - 10.6km
- Trent University - 32.6Km
- Fleming College (Ptbo) - 52.0Km



THE SCHOOLS

- Elementary - Buckhorn PS / St. Paul Lakefield
- Intermediate - Lakefield District PS / St. Paul Lakefield
- Elementary French Immersion - Lakefield District PS / St. Paul Lakefield
- Secondary - Thomas A. Stewart SS / St. Peter SS
- Secondary French Immersion - Adam Scott CVI / St. Peter SS



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