

LAKE SIDE IN TOWN LIVING

47 NORTH WATER STREET, COBOCONK

Where the Lake Meets Main Street—Live, Relax, Enjoy!



- 0.315 Acres
- 3 Bedrooms
- 2 Baths
- Sauna
- Four Season Home
- 79 Ft of Waterfront
- Attached Garage
- River Side Deck with Pergola
- Well Water
- Municipal Sewage
- Oil Furnace + AC

**SCAN
ME!**



Approximate Property Lines



“

Life's a little quieter in a small town
by the lake, where front porches tell
stories, neighbours know your name,
and the water's edge is your
backyard!

”

Wake up to the gentle shimmer of water just steps from your door, all without giving up the convenience of town living.



Lakeside residences situated in a town environment provide an ideal combination: tranquil views, direct access to the water, and a feeling of retreat, all while being within walking distance to shops, schools, clubs, restaurants, and community events.

- **Mornings:** Enjoy paddling across serene waters.
- **Afternoons:** Spend time boating and playing on the stunning Balsam Lake.
- **Evenings:** Dine at your favorite local restaurants, at a pace that suits your lifestyle.

This distinctive blend of nature and community offers a lifestyle that is both relaxing and well-connected.

A lakeside retreat
with convenient
access to
Coboconk and
Balsam Lake.



- Nestled along the **scenic Gull River**, the dock offers approximately 5 feet of water depth, perfect for boating and engaging in water sports.
- Enjoy **direct access to Balsam Lake** and the Trent-Severn Waterway, providing opportunities for exploration and relaxing cruises.
- Take a **leisurely stroll or paddle to the Coboconk wharf** to indulge in a slice of pizza and an ice cream cone!



Lakeside living,
effortlessly
yours.

- A waterfront pergola offers a **stylish, shaded retreat** for relaxation and entertainment.
- Year-round installed docks provide convenience and peace of mind, and the **perfect spot to launch your on-water adventures.**
- A **lakeside storage shed** keeps watercraft essentials organized and accessible.
- The charming **waterside bunkie** offers a private, comfortable space for guests, perfect for hosting family and friends.



Outdoor
private oasis
featuring
stunning
water views

A **spacious, level lawn** ideal for horseshoes, family barbecues, or bringing your dream veggie garden to life.

An **elevated deck with a pergola** offers the perfect space for entertaining or watching the kids play.

Ample deck space designed for your **outdoor cooking passions**, whether it's a BBQ, smoker, or pizza oven.



Thoughtfully
designed
escape
for all
generations



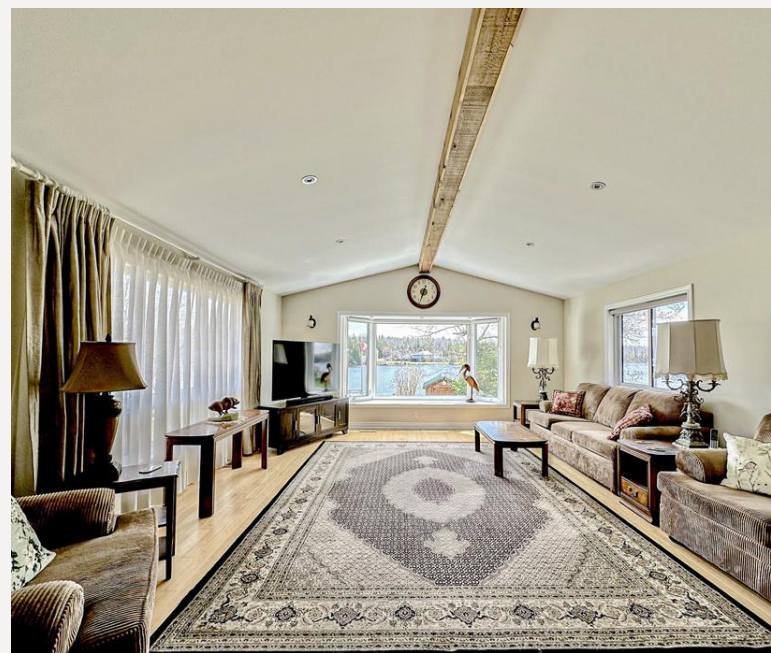
This charming three-bedroom bungalow provides **ample space** for families or guests.

Access the main floor via the **welcoming front entrance or the attached garage**, ensuring easy access to the kitchen for unloading groceries year-round.

Spacious dining room with a stunning wood-burning fireplace creates the ideal setting for year-round **family gatherings**.

The large living room, with **breathtaking water views**, is perfect for cozy movie nights, stormy day relaxation, or entertaining.

Create lasting memories in this charming home or cottage.





A lower level
that adapts
to your life.

The **walkout lower level** offers endless possibilities, whether for fun, work, or family.

Boasting a third bedroom, 2 piece bath with walk in shower outside the sauna. Open concept library and office space and a versatile recreation room.

Bonus: there's a sauna for warming up after a swim!

Recent Updates

- ☐ 2 floor addition completed in 2015, with permit
- ☐ Shoreline stabilization and Armour Stone work 2015. Completed with permit
- ☐ Foundation repair completed Fehr Foundation
- ☐ Roof 2015
- ☐ Oil furnace 2015
- ☐ Oil tank inspect by Coulter in Sept/Oct 2024
- ☐ Main bath renovated in 2024
Walk in shower (lower level) renovated in 2018
- ☐ Hot Water tank 2020 (owned)
- ☐ UV and Reverse Osmosis on kitchen sink
- ☐ Full home UV light and water softener
- ☐ Well water pump replaced in 2021

Schedule_____

Inclusions

- Built in cabinets in office space
- Couch in sitting room beside sauna
- Bunkie furniture/ bed
- Gazebo sunroom, table
- Large outdoor planter
- Waterfront Furniture: picnic table, swing

Exclusions

- Primary Bedroom: Bed, 2 night tables, dresser, highboy dresser, 2 lamps, chair
- Blanket Box
- Main Floor Guest room: bed and frame, 2 night tables, high dresser, small bookcase
- Kitchen table and 6 chairs
- Small table/dry sink in kitchen
- Living Room (Main floor) - 2 seater sofa, chair, coffee table, 2 large end tables, floor lamp, TV, Long side table under window, all lamps, 2 smaller end tables, 3 seater sofa, TV Stand
- Dining room table and 6 chairs
- Chinacabinet/hutch in dining room
- Small wooden chest
- Small plywood night table in bunkie
- 6 red plastic muskoka chairs
- BBQ
- All other plastic muskoka chairs in shed
- contents of shed and garage
- Generator
- Lower level Rec Room: Futon, leather couch set, cream coloured chair, TV and TV Stand, 3 legged chair, sued chair, carpet
- Office space: chair, desk, computer station, filing cabinet, bookcase
- Red blanket box
- 2 arm chairs in library
- Book Cases
- All contents of 3rd bedroom in lower level

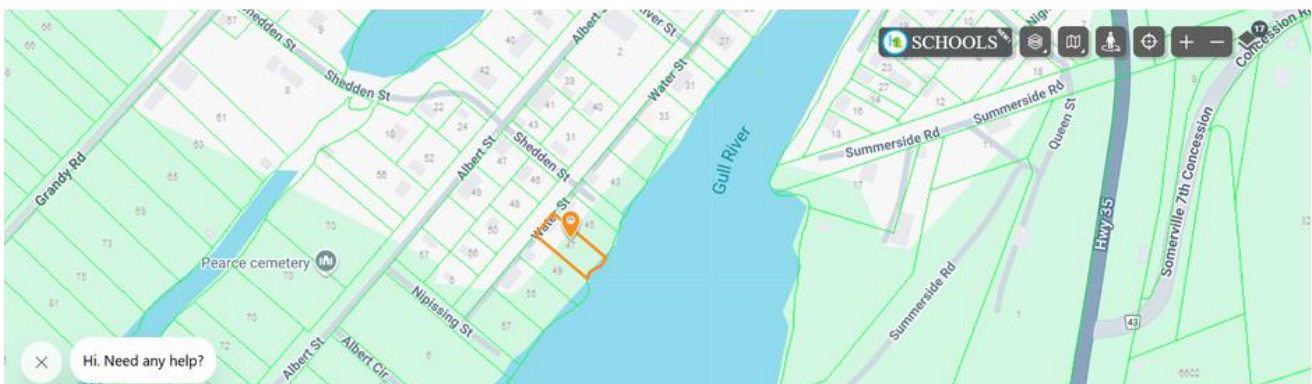
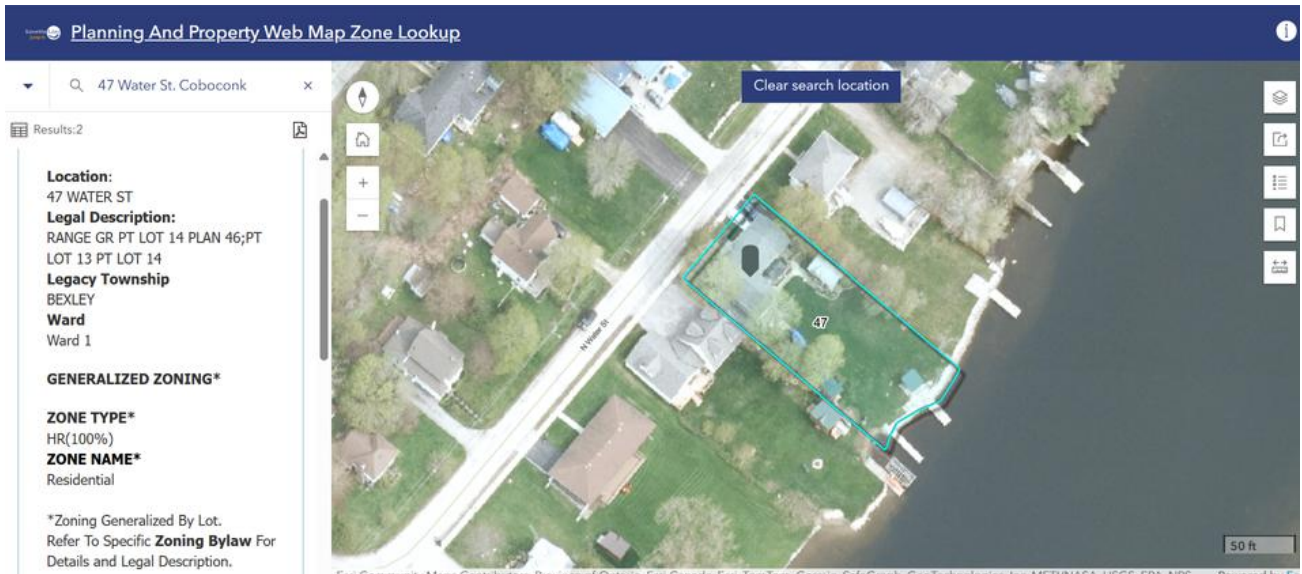
Typical Yearly Costs

- Home insurance (Intact Insurance) \$1381.00
- 2024 Taxes \$3,814.28
- COKL Sewage about \$65/month
- Grass cutting \$45 per cut
- Bell Internet based on package



Location and Zoning

Zone: HR (Hamlet Residential)



Utility Room / Laundry / Garage

Garage with entrance into Kitchen



Laundry, Water Utilities Room



Furnace Room with Storage

