

1120 ENGLISH CIRCLE

A CLASSIC CABIN RETREAT

● \$359,000



- 2 Bedroom
- 1 Full Bath
- Firepit perfect for gazing at the stars
- 1.71 Acres
- Deeded Waterfront
- Four Season Cottage

**SCAN
ME!**



“

There's a quiet magic in cottage country
where mornings smell like pine and coffee, and
days drift by on lake time.

”

A Classic Cabin Retreat
Tucked away in the woods.
This cozy cabin brings back
the charm of simpler
summers, where days are
for lawn games under the
trees and nights are for
stories around the fire.
Private, peaceful, and full of
timeless cottage magic.



With deeded waterfront access, you can dip your toes off the dock, cast a line and reel in the day's catch, or paddle out as the sun sets in a golden glow. A private, peaceful retreat where memories are made one splash at a time.





Though modest in size, this charming cottage has everything you need for a restful weekend escape, or vacation. No chores, no fuss, just time to unwind, breathe in the pine-scented air, and soak up the slow pace of cottage life. And when the snow falls? It's all set for winter adventures too.

Tamarack Lake is a delightful, smaller body of water that prohibits motorized boats.



Many cottagers prefer to use non-motorized options, like tin or pontoon boats equipped with electric motors. This policy fosters a tranquil ambiance around the lake and along its shores.



Waterfront a Moments Stroll Away

Deeded Waterfront Access

- Deeded Waterfront access
- Cottage/home surrounded by nature
- Waterfront shared with 3 other back lots
- Dock included
- Water access property is owned by Dave and Marlene Buttery, who live on the other side of Tamarack Lake



kim@kawarthawaterfront.com
www.kimelrick.com



Found On Realtor.ca
MSL #xxxxx

Inclusions

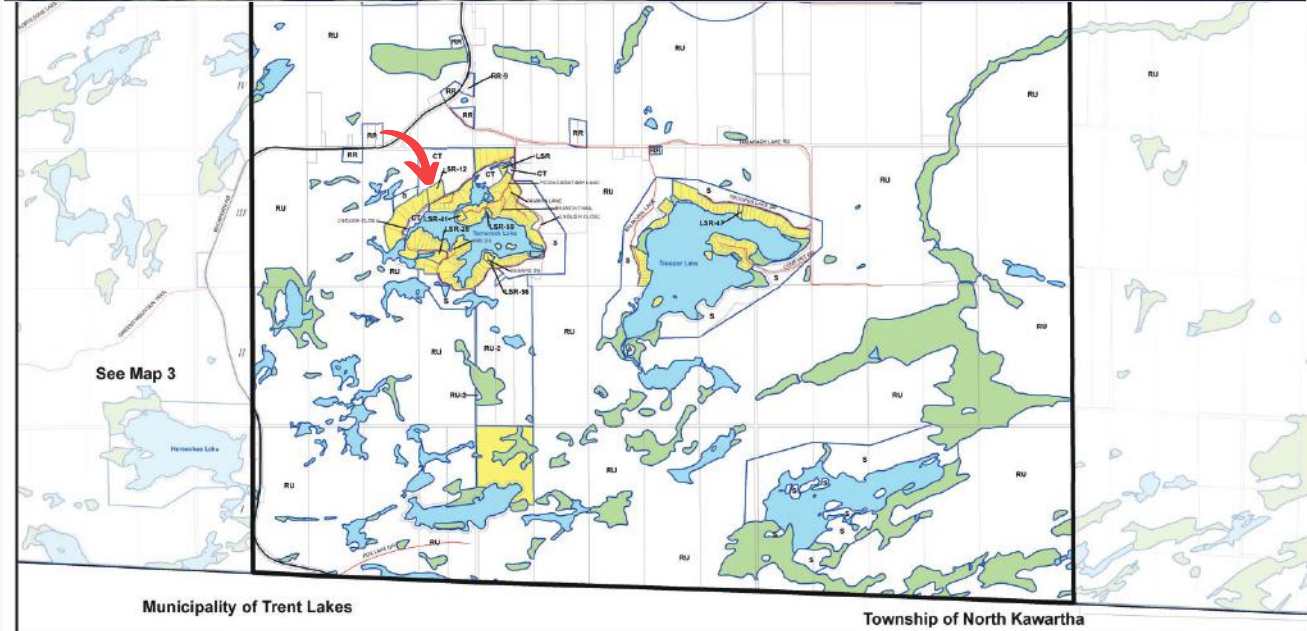
- Refridgerator
- Stove
- Kitchen Table
- Bunk Bed in 2nd bedroom
- Pantry
- Shed
- Firewood
- BBQ
- Living Room Furniture

Exclusions

- TV and TV Stand
- Bed in primary bedroom
- All items in the sheds
- Motorcycle
- Paddle Boat and Canoe
- Personal Items

Typical Yearly Costs

- Private road maintenance: \$275 per year (summer and winter ploughing) There is no formal association. Driveway extra. (\$225 if you don't use the road in winter)
- Wood 2-3 Bush Cords per year
- Hydro based on use: 2024 \$1,132.74
- House Insurance with Vasey Insurance Brokers (Optimum Insuracme Company) 2024 \$1,385.64
- 2024 house taxes \$917.83
- Internet Tech Savy ~\$56/month



Map 4

R1	General Residential	GC2	General Commercial Two	HZ	Hazard
R2	Hamlet Residential	CT	Tourist Commercial	OSC	Open Space Conservation
SR1	Shoreline Residential One	CH	Highway Commercial	OSR	Open Space Recreation
SR2	Shoreline Residential Two	M1	Light Industrial	OS	Open Space
LSR	Limited Service Residential	M2	Heavy Industrial	I	Institutional
S	Shoreline	MD	Disposal Industrial	RU	Rural
RR	Rural Residential	MX	Extractive Industrial	L	Lake
GC1	General Commercial One	EP	Environmental Protection		

**Schedule A to Zoning By-law 2005-29
for the Municipality of Highlands East**

