

THE LAKEHOUSE AT TAMARACK LAKE.

1170 ENGLISH CIRCLE

*Have you ever imagined breathtaking waterfront views,
leisurely days spent on the dock,
and your very own tranquil pond?*

*This serene lakehouse situated on Tamarack Lake
provides this and much more!*

Come Visit the Lake Today!



- 1.85 Acres
- 2 Bedroom
- 1 Full Bath + 1, 2 piece bath
- Four Season Home
- Hot Tub
- Deeded Waterfront
- Private Pond
- Double Car Garage
- 2 Back Yard Decks
- Screened Haliburton Room
- Sunroom with New Windows

The Lakehouse on Tamarack

Perched atop a gentle hill, this charming cottage or home offers breathtaking views of the shimmering lake. A circular driveway leads you to the screened-in porch, inviting you to sit and soak in the scenery.



The cottage itself serves as a cozy haven, featuring a rustic wooden aesthetic, a welcoming JA Roby cook stove that also acts as an additional heat source, and expansive windows that capture the ever-changing beauty of nature, whether you gaze eastward toward the lake or westward at the private pond.

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.

Whether you're enjoying a morning coffee at dawn or savoring a glass of wine beneath the stars, this hilltop lakehouse provides the ideal escape to relax and rejuvenate.



Waterfront Serenity

Deeded Waterfront Access

- Deeded Waterfront access right across the road!
- Cottage/home has spectacular views of the lake
- Private waterfront space
- Dock and dock boat with electric motor included
- Water access property is owned by Dave and Marlene Buttery, who live on the other side of Tamarack Lake



Recent Updates Since 2022

- Sunroom Windows**
- Cook Stove**
- Water Filtration with UV light**
- Hot Tub : intalled by an electrician**
- Screened in front porch**
- Updates to work shed (not completed, permit not taken out)**



Recent Improvements

Mechanicals

- Well Water with full filtration
- J.A. Roby Cook Stove used for backup heating
- Portable generator wired in
- Roof 2019
- Washer and Dryer added to the mud room (2023)



Inclusions

Living Room

- Couch and Chairs
- TV Stand
- Canoe Shelf
- Wall Clock

Dining Room and Kitchen

- Dining room table, chairs, and cabinet
- Kitchen Stools
- Wine Fridge

Bedrooms

- Beds
- Dressers
- Side tables

Outdoor Furniture

- Hot tub
- Screened in porch wicker furniture
- Sunroom all furniture
- Sunroom electric fireplace
- Various wood muskoka chairs

Garage / Waterfront

- Dock Boat with seats & electric motor (as is)
- Canoe
- Small tin boat
- ATV (no ownership, as is)
- Riding lawn mower in basement (as is)
- Riding lawn mower in shed (as is)

Exclusions

Living Room

- Desk
- Electric fireplace
- Small coffee table
- Blanket box/chest

Miscellaneous

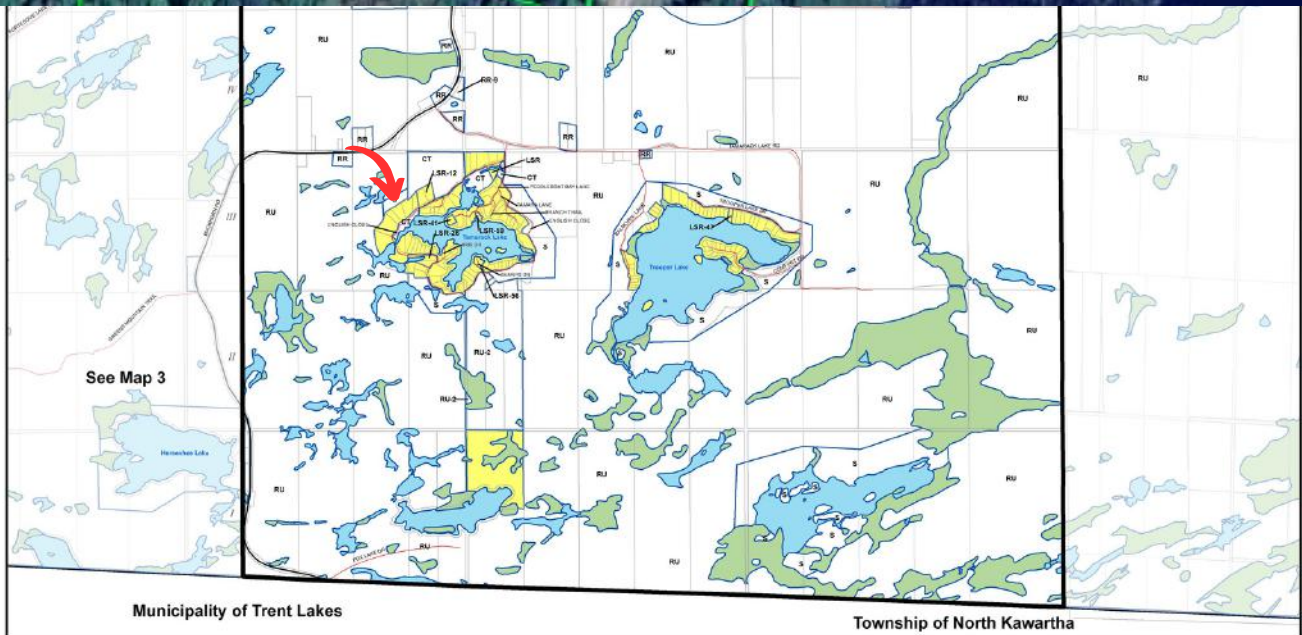
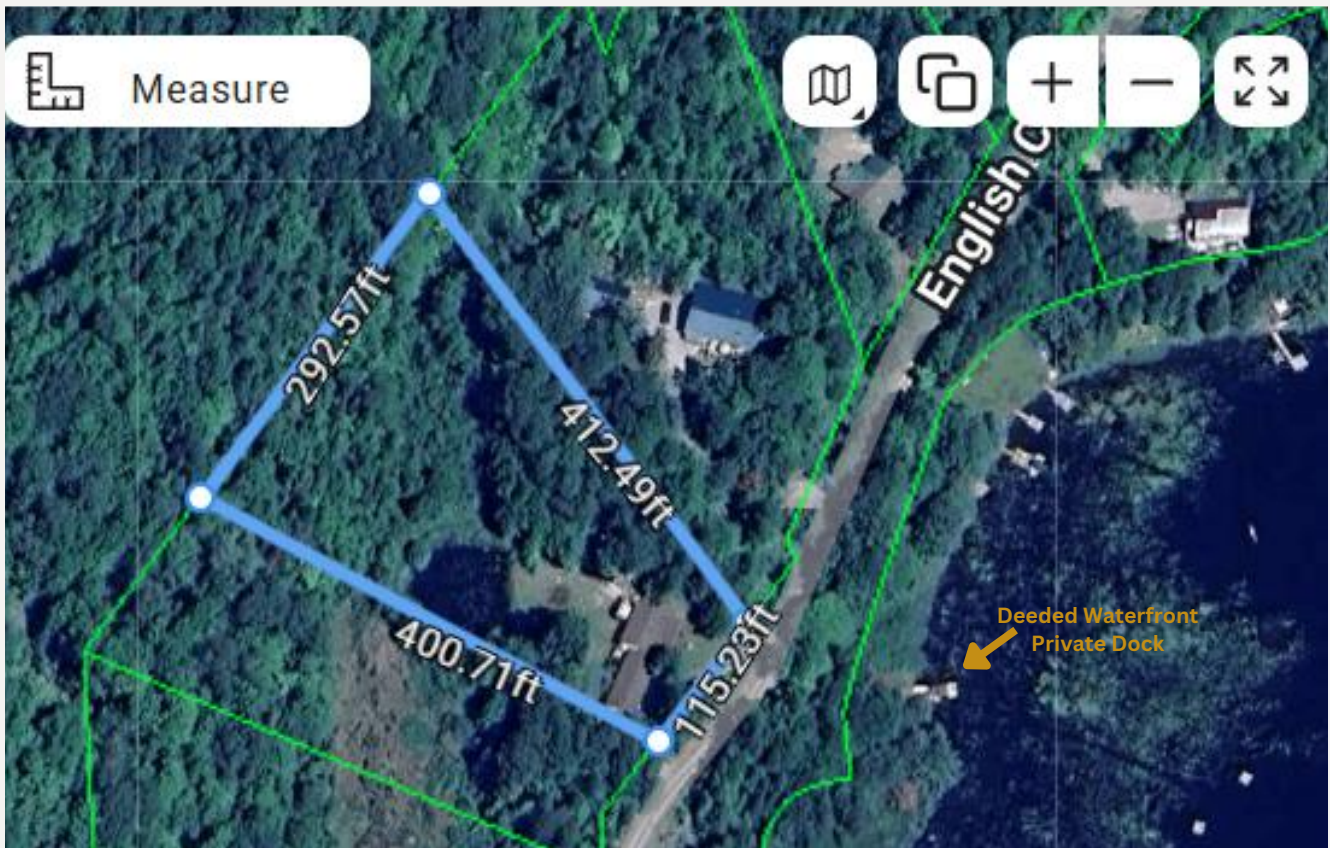
- Black pantry in kitchen
- BBQ/Smoker
- Treadmill
- Freezer in mudroom

Typical Yearly Costs

- Private road maintenance: \$275 per year (summer and winter ploughing) There is no formal association. Driveway extra.
- Wood 2-3 Bush Cords per year
- Propane is with Budget and based on usage
- Hydro approximatley \$200/mth
- House Insurance with All State \$136/month
- 2024 house taxes \$1555.48
- Bell HiSpeed \$115/month. Seller has lived and worked full time at the property (plan is Internet 15)
- Bell Satelite TV

Other Documents Available Just Ask!

- Septic Use Permit
- Well Record
- Deeded Access Map and Land Registration
- Survey/Reference Plan
- Water potability test



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

