

\$749,900



Welcome to...

470 Fire Route 75 in Havelock

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Picturesque waterfront!



Welcome home to 470 Fire Route 75 in Havelock!

It may be time to get out of the city and into this affordable waterfront property on beautiful Kasshabog Lake located 1/2 hour of Havelock *Year-round 4 bedroom two-storey residence with unspoiled walkout basement, bunkie and detached garage/dry slip boat house with level sandy shoreline *Property extends to the water with no shoreline road allowance *Spacious floor plan with large oak kitchen, separate bright eating area, open-concept dining room overlooking the sunken family room warmed by a woodstove, separate living room with beamed ceiling, convenient mud room and 2-piece powder room ... all on the main level *Four spacious bedrooms on the upper level with master 2-piece ensuite and main jacuzzi bath with separate shower *The Seller pays about \$400 per year for road maintenance and is able to easily access this property year-round.

Lots of trees!



Scattered islands!



Refreshing waters on Kasshabog Lake!



Level sandy beach!



Room Dimensions

Room	Level	Measurements (ft)
Kitchen	Main	14.50 x 11.12
Breakfast	Main	11.08 x 9.41
Dining room	Main	15.19 x 13.38
Living room	Main	20.11 x 12.40
Laundry	Main	8.98 x 7.80
Family room	Main	16.20 x 15.81
Master	2nd	13.71 x 12.89
2nd bedroom	2nd	12.89 x 11.28
3rd bedroom	2nd	11.61 x 11.08
4th bedroom	2nd	11.08 x 10.89
Rec room	Basement	31.59 x 27.00
Storage	Basement	18.89 x 11.90

Room measurements are approximate.

Property Taxes for 2019 - \$5,684.00



Waterfront elevation!



West side elevation!

**Detached garage/dry slip
boat house!**



Main waterfront foyer!



**Living room picture window
offers waterfront views!**



Beamed ceiling in the living room!

Inclusions

- All electrical light fixtures and ceiling fans
- All window coverings
- Kitchen fridge, stove and dishwasher
- Washer "as is" and dryer
- Central air conditioning
- Family room woodstove
- Central vac and accessories
- All bathroom mirrors
- Ultra-violet filter on water
- Owned hot water tank

Exclusions

- All flat screen tv's affixed to walls including applicable brackets

Rentals

- 2 propane tanks

Dining room open to family room!  Open concept floor plan!



Sunken family room with woodstove!



Spacious cozy family room!



Windowed eating area!



Oak kitchen with lots of cabinetry!



Centre island!





470 Fire Rte 75

Havelock, ON

HOODQ ADDRESS REPORT™

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SCHOOLS

With so many public schools near this home, your kids can thrive in the neighbourhood.



Apsley Central PS

Grades PK to 8
238 Burleigh St

Havelock-Belmont PS

Grades PK to 8
55 Mathison St E

Coe Hill PS

Grades PK to 6
5629 Hwy 620

Marmora Senior PS

Grades 4 to 8
91 Madoc St

Norwood District HS

Grades 7 to 12
44 Elm St

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



Petroglyphs Provincial Park

144 Northey's Bay Rd



HoodQ

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Front bunkie with 2 bedrooms!



2-piece bath!



Main floor laundry/roadside entrance!



Upper level bedrooms!



Upper level bedrooms!



2558 sf as per MPAC!

Huge upper level bathroom!





Private entrance!



Roadside elevation!



Lot size 115' x 290'!

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