

12 GOLDFINCH (WA) Road, Seguin, Ontario P2A 2W8

Client Full
Active / Residential

12 GOLDFINCH (WA) Rd Seguin

MLS® #: 40386791
Price: \$585,000



Parry Sound/Seguin/Seguin Cottage/House



Water Body: **Gilbank Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **560**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **560/Owner**
DOM/CDOM: **39/39**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$931.22/2022**

Remarks/Directions

Public Rmks: **Welcome to your oasis located on beautiful Gilbank Lake. The property is within view from the mainland and is accessed with a convenient short boat ride. Owners are provided with a dedicated parking spot for boat access at a shared landing and dock. With western exposure this cottage offers exquisite sunsets and 164 ft of frontage on quiet Gilbank Lake which also has access to Turtle Lake. Enjoy shopping and dining in the nearby charming town of Rosseau. Stunning views of the lake can be seen throughout your cozy 560 sqft Cottage. High cathedral ceilings open up your 3 bedroom, 1 bathroom (composting toilet), with an open concept living, dining, and kitchen space. This 3 season cottage has fully insulated walls and ceiling with partially insulated floors. The water line is not insulated but would be easy to install. You can easily walk across the ice or snowmobile December - March.**

Directions: **Highway 141, Tally Ho Swords Rd, Forest Glen Rd, Goldfinch Rd, Park and boat across 1 minute to subject property.**

Common Elements

Locker:

Balcony:

Waterfront

Features: **Water Access**
Dock Features: **Boat Launch, Boat Slip**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Rocky, Sandy**
Shore Rd Allow: **Not Owned**
Channel Name:

Boat House:
Frontage: **164.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Landscape Lighting, Landscaped, Lighting, Patio(s), Privacy, Seasonal Living**
Construct. Material: **Shingle, Wood**
Shingles Replaced: **2015** Foundation: **Piers** Roof: **Asphalt Shingle**
Year/Desc/Source: **//** Prop Attached: **Detached**
Property Access: **Boat Access, By Water Only** Apx Age: **Unknown**
Other Structures: Winterized: **Partially Winterized**
Garage & Parking: **Street Parking Only, Visitor Parking**
Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces:
Parking Level/Unit: Parking Assigned: **6+** Licens Dwelling:
Services: **Cable, Cell Service, Electricity, High Speed Internet Avail, Telephone Available**
Water Source: **Lake/River** Water Tmnt: **None** Sewer: **Other**
Lot Size Area/Units: **1.027/Acres** Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **164.00** Lot Depth (Ft): **248.00** Lot Shape:
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Golf, Hospital, Lake Access, Shopping Nearby**
View: **Lake** Retire Com:
Topography: **Rocky, Sloping** Fronting On: **East**
Restrictions: Exposure: **West**

Interior

Interior Feat: **Water Heater Owned**
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
Access Feat: **Kitchen**
Basement: **None** Basement Fin:
Cooling: **None**
Heating: **Wood, Woodstove**
Fireplace: **1/Wood, Wood Stove** FP Stove Op:
Inclusions: **Carbon Monoxide Detector, Refrigerator, Smoke Detector, Stove, TV Tower/Antenna**

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 2 PL 259; SEGUIN**

Local Improvements Fee:

Zoning: **LSR**
Assess Val/Year: **\$181,000/2016**
PIN: **521970402**
ROLL: **490301000409900**
Possession/Date: **Flexible/**

Survey: **Available/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **5%**

Brokerage Information

List Date: **03/15/2023**
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty Brokerage-Port C](#)


Source Board: The Lakelands Association of REALTORS®
Prepared By: Sarah Shields, Employee
Date Prepared: 05/08/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom	Main	11' 10" X 7' 4"	3.61 X 2.24	
Bedroom	Main	8' 10" X 6' 10"	2.69 X 2.08	
Bedroom	Main	8' 4" X 8' 1"	2.54 X 2.46	
Bathroom	Main	5' 2" X 4' 7"	1.57 X 1.40	3-Piece
Kitchen/Living Room	Main	11' 2" X 24' 1"	3.40 X 7.34	Open Concept

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