



110 Fire Route 19, Lower Buckhorn Lake

Recent Improvements and Upgrades

The property has benefitted from several hundred thousands of dollars in improvements and upgrades over the past few years which include:

Heating and Cooling

- 2 new Napoleon furnaces (forced air with return)
- 2 new Napoleon air conditioning units
- New 20kw Generac generator
- New Ecobee smart home temperature control system
- New propane tank (1000 gallon) with BBQ hook-up

Plumbing

- New UV system with carbon filter and seven filter drinking water station
- New iron and sulphur filtration system
- New water softener
- New hot tub heater and pump with newly installed direct access to the plumbing for easy fill up year round
- \$40,000+ Italian Steam Shower

Security and Technology

- New hard wired, web accessible, four camera security system
- New Starlink internet

Exterior – Building, Side Yard, Rooftop, and Entrance

- Entire roof replaced within the past 6-7 years.
- The entire cottage/home including all the decks are in the process of being freshly painted/stained (will be completed before closing)
- New composite deck with aluminum railings with gates around the deck and side yard.
- New firepit in the side yard and new propane fire pit on the rooftop deck.
- The steps at the entrance have been recently repaired/improved with solid granite ledges on each step



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Recent Improvements and Upgrades (cont...)

Exterior – Lakefront

- New 24' x 16' poly/composite NY Dock with kayak rack and 8' bridge (dock can be left in the water year-round)
- New clear glass railings at lakeside deck.
- New swim raft with ladder
- New oscillating aquatic weed fan (keeps the water weed free for 30 feet in all directions)

Interior

- Most of the kitchen appliances are new or newer. Some in the second kitchen have almost never been used.
- New washing machine.
- New Hunter Douglas blackout blinds in all rooms
- Plexiglass recently installed to the back bedroom on the top floor that was previously open to below to add privacy and drown out noise
- Recently changed the placement of the doors on the upper level to make the primary bedroom separate/private from the in-law suite.

Inclusions

- All appliances
- All window coverings
- All electrical light fixtures
- Dock
- Furnishings are negotiable



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Additional Information

- 5,400 sq. ft., 6 bedroom, 3 bath, Frank Lloyd Wright inspired, west coast style, custom designed home/cottage with limestone columns and cedar siding. Built into the rugged granite shoreline, with an open concept design, natural stone floors, floor to ceiling windows that take in the breathtaking views from every direction, fully self-contained in-law suite, 3 fireplaces (one wood burning, one propane, and one electric) and rooftop deck with hot tub and gorgeous lake views.
- Extremely private location
 - Last property on the road and the only property on the east side of the bay
 - 1000+ acres of crown land provincial park adjacent too and in behind the property and thousands of feet of undeveloped crown land provincial park shoreline to one side
 - With no mainland access to the mainland portion of the provincial park this land is only used by a few people on the road and includes many hiking trails for you to enjoy almost completely to yourself.
- Conveniently located only a 10 minute drive from Buckhorn, 30 minutes from both Lakefield and Bobcaygeon, 40 minutes from Peterborough and 2 hours from downtown Toronto.
- Located on the shores of highly sought after Lower Buckhorn Lake which is part of the historic Trent-System Waterway providing unlimited boating opportunities throughout the system. By boat you can visit several towns, and several on-lake restaurants and marinas (some accessed through locks)
- Western exposure, providing good all-day sun right up until sunset and spectacular sunsets.
- 4-5 feet off the end of the dock with a sand/gravel bottom