

*1246 Black Lake North Shore Rd  
Perth, ON*

*Legal Description: Pt Lt 23 Con 7 North Burgess Pt 32,  
27R2093; Bath-Burg-Sherb Except Forfeited  
Mining Rights, If Any*

*Lot Size: Frontage 90 Ft x Irregular/4.23 Acres  
NOTE: A portion of the 4.23 Acres is  
located across the roadway and reaches  
Black Creek*

*Assessment Roll #: 0911911020734000000*

*Property Taxes: \$2851.52/2017*

*Zoning: Seasonal*

*Age: Unknown*

*Heat: Forced Air Electric Furnace/2000  
(Approx. 200 Running Hours on Furnace)  
Heat Efficient Wood Stove (Sellers Heated  
Mainly With Wood)*

*Cost Heat/Hydro Not Available/Vacant*

*Air Conditioning: Not Installed*

*High-Speed Provider: Several Providers in the Area  
Tower Included In Sale*

*Satellite Provider: Several Providers in the Area*

*Water: Lake Intake/UV Light + Purification  
System (See Note)*

*Septic: Conventional Septic System*

*Location: Road Side of Property/A Holding Tank  
With Septic Pump Located Adjacent Main  
Bath Window Pumps To The Weeping Bed  
Adjacent Shed*

*Last Pumped: 2012/Approx.*

*Style: Bungalow*

*Lower Level: Storage/6.10 ft. Ceiling*

*Foundation: Poured Concrete*

*Service: 200 Amp Service*

*Roof: Asphalt Shingles*

*Exterior: Vinyl Siding (Requires Work)*

*Land Survey: Available at Land Registry Office*

*Association Fees: Black Lake Association Fee/\$25/Annually  
(Optional)*

*Road Maintenance Fees: Total \$253/Annually/2016  
(\$75/Gravel + \$178/Snow Plowing)*

*Price: \$329,900 Newly Priced \$319,900*

*\*NOTE: Property has been vacant for three years; Sellers have relocated to their farm in the Perth area and do not require BOTH properties*

### *Black Lake Features & Details*

- 1. Access: There is no Public Access provided to Black Lake, ensuring the privacy of all residence  
Private Assess: Paul McShane offers private access on 120 Black Lake Road for a nominal fee of \$10.00 In or Out of Lake*
- 2. Black Lake contains many Islands and Inlets to explore, while offering a large wildlife population within its vicinity.*
- 3. Black Lake Association Fee/\$25 Yearly/Optional*
- 4. Black Creek*
- 5. Black Lake Statistics; Surface Area: 846 Acres*
- 6. Maximum Depth: 70 Ft.*
- 7. Mean Depth: 23.8 Ft.*
- 8. Excellent Year-Round Fishing - Blacknose Shiner, Bluegill, Bluntnose Minnow, Brown Bullhead, Central Mud Minnow, Fathead Minnow, Northern Pike, Northern Redbelly Dace, Pumpkinseed, Smallmouth Bass, White Sucker, Yellow Pickerel  
Summer Fishing - Yellow Pickerel, Northern Pike, Smallmouth Bass and Panfish  
Winter Fishing - Yellow Pickerel*

### *Cottage Main Level*

|                        |                      |                     |                      |
|------------------------|----------------------|---------------------|----------------------|
| <i>Foyer Closet:</i>   | <i>5.00 x 2.11</i>   | <i>Great Room:</i>  | <i>19.05 x 15.00</i> |
| <i>Kitchen:</i>        | <i>13.03 x 11.06</i> | <i>Eating Area:</i> | <i>11.10 x 11.06</i> |
| <i>Sitting Area:</i>   | <i>16.00 x 11.04</i> | <i>4-Pc Bath:</i>   | <i>9.00 x 5.00</i>   |
| <i>Master Bedroom:</i> | <i>14.00 x 10.03</i> | <i>Bedroom #2:</i>  | <i>11.06 x 11.03</i> |
| <i>Laundry Room:</i>   | <i>5.00 x 4.00</i>   |                     |                      |

### *Lower Level Storage*

|                |                      |                |                     |
|----------------|----------------------|----------------|---------------------|
| <i>Area 1:</i> | <i>17.00 x 13.00</i> | <i>Area 2:</i> | <i>12.03 x 8.09</i> |
|----------------|----------------------|----------------|---------------------|

*Area 3: 13.11 x 9.06*

*Area 4: 8.03 x 2.07*

*Oversized Detached 2 + Car Garage:* *32.00 x 24.00*  
*Second Storey Workshop/ Water Available* *32.08 x 24.00*

*Inclusions: All Light Fixtures, Drapery Tracks, Dishwasher, Hot Water Tank, LL Woodstove, Automatic Garage Door Opener + Remote, Tower  
\*All Appliances and Wood Stove are being sold in "AS IS CONDITION"*

*Exclusions: All Staging Material, Draperies*

*Rental: No Rentals*

*Mailing Address: 1246 Black Lake North Shore Road  
Perth, ON  
K7H 3C5*

*Directions: From Ottawa - Hwy #417W, Exits Hwy #7  
Towards Carleton Place, Continue Through  
Perth, Left on Glen Tay Rd, Left on Christie Lake  
Rd, Right on Scotch Line, Left on Stanleyville Rd,  
Continue onto Black Lake Rd and Around Bend,  
Property on Right PIN 1246.*

*Welcome to...*

*1246 Black Lake North Shore Rd...*

*Enjoy the lazy, hazy, crazy days of summer! Grab your canoe and have fun exploring the many islands and inlets on Black Lake. If you are searching for an eclectic, private year round cottage property boasting; a stunning decor, a ten million dollar view and an outstanding detached Outbuilding which offers a fabulous, professional 2<sup>nd</sup> storey Workshop, look no further your "Dream Has Come True". This unique 4.23 Acre secluded woodland setting extends on both sides of*

*Black Lake North Shore Rd. A private roadway with trails across from the cottage that lead to Black Creek, offering seasonal canoeing & fishing. A rather unique waterfront retreat, ideal for outdoor enthusiasts, boaters or hobbyist. Keep yourself busy building a canoe, designing a model airplane, or refinishing your newfound antique furnishings..... The sky is the limit in this 32 Ft. x 24 Ft. Workshop/ Perhaps you require extended living space for weekend guests, the possibilities are endless in this incredible 786 Sq. Ft. open concept retreat.*

*What a stunning oasis on Black Lake, just 20 minutes from Heritage Perth, where all amenities, trendy restaurants & outdoor patios are full of good times and fine food! This private, very distinct setting is ideal for entertaining friends and clients. Mix a cocktail and savour the million dollar views from the expansive glassed Deck while enjoying the odd canoeist or fisherman paddle by on one of the cleanest Lakes in Ontario. Whether you enjoy kayaking, canoeing or fishing, this unique, woodland setting is hard to beat. Grab your swimsuit or perhaps go ice fishing; your family will create memories throughout the seasons on Black Lake.*

*This is a "One of a Kind" waterfront property awaiting a distinct Buyer with an eye for design to take this outstanding property to the next level. Meanwhile enjoying the fresh décor, sparkling white Kitchen with cool built in breakfast area enhanced by benches & rustic beams. What an ideal setting for your yesteryear harvest table & a funky chandelier. Everyone will love the vaulted Great Rm with awe inspiring treetop views of shimmering water & waterfowl. This maturely treed setting boasting an inspiring rock outcropping is a landscapers dream come true, unlimited potential to design and cultivate your personal award winning gardens. Your Architect & Designer will be mesmerized by the panoramic views offered from 49 steps up from the sparkling waters of Black Lake... Seeing is believing, put your personal stamp on this amazing property and have fun on Black Lake as it is unveiled...*

*Your Paradise Awaits*

## Upgrades and Features

### Cottage Exterior

- *Eclectic Bungalow/Partially Sided (Requires Work)*
- *A Series of 49 Stairs Invite You to the Lakefront*
- *Colorful Perennial Gardens & Potting Shed Included*
- *Stone Outcropping Provides a Dramatic, Yet Natural Setting. A Gardener's Delight!*
- *An Expansive Patch of Ground Cover + Lily of the Valley is Simply Enchanting*
- *Assorted Woodland - Towering Maple, Spruce and Pine Trees Embrace this Natural 4.23 Acre Setting*
- *Ideal for Nature Enthusiasts, Hikers, As Well As Those Who Seek Tranquility and An Open Skyscape*
- *This Woodland Property is Divided by a Private Roadway, Extensive Trails on Far Side of Property Invite Hikers to Explore Black Creek*

### Cottage Interior

- *Large Closet Space in Front Foyer*
- *Hardwood Flooring Throughout Main Living Space*
- *Laminate Flooring in Bedrooms*
- *Pine Flooring in Lower Level*
- *Vaulted Great Room/Walls of Glass Offer Panoramic Views of Black Lake*
- *Patio Doors in Great Room Lead to Expansive Deck with Glass Railings*
- *Country Kitchen/Sparkling White Cabinets, Laminate Flooring, Breakfast Bar, Pantry Cupboard with Pull-out Drawers, Deep Sink, Elegant Lighting Installed*
- *Sunlit Eating Area, Built-in Benches Ideal Setting for Your Primitive Table, Garden Doors Invite You To The Lakeside Deck, Amazing Views*
- *Chic, Glass Chandelier Included*
- *Main Floor Laundry Area Conveniently Nestled in Large Pantry/Laundry Closet*
- *Master Bedroom Boasts Laminate Flooring, Double Closet and 2-Pc Ensuite*
- *4-Pc Main Floor Bath, Jacuzzi Tub, Ceramic Tile Surrounds Tub and Vanity, Uniquely Sized Window Offers View of Landscape*

Lower Level/Currently Used for Storage 6.10 Ft. Ceilings

- *Lower Level Landing Boasts Ceramic Tile Flooring, Heat Efficient Wood Stove (As Is/Not WETT Certified)*
- *Exterior Access to Lakeside Yard Storage Rooms/Pine Flooring, Drywalled & Insulated*

Matters of Interest

- *Page-wire fencing to the right of the cottage extending to the waterfront marks the property line. The other Property lines have obvious markings except for the creek area*
- *The private roadway has previously been plowed by a neighbour. In 2016, the Association paid a private company to snow plow the roadway. The Seller is unsure if this particular private company will be contracted for snow removal again this year, or if a neighbour will once again plow the roadway.*
- *Docks are permitted on Black Lake, current Sellers removed their Dock as it was no longer in usable condition.*
- *Any renovation or demolition to the property would require a building permit from Tay Valley Township as well as the Conservation Authority.*
- *Heat/ Hydro Costs are not available. Sellers cannot provide heat costs since they have not lived in the property for the last 3 years. Hydro costs are not available. Sellers had 2 Solar Panels on the Roof of the subject property that have since been removed.*

Notes from the Seller

- Q. Is the Stove in the basement wood?*
- A. It is a high efficient wood stove that uses a catalytic converter. It was purchased new for approximately \$5000.00. When property was used as a full time residence the woodstove was the primary heat*
- Q. Why is there no Dock or Raft at the property? Are there restrictions or issues with building a new one?*
- A. Docks are permitted on Black Lake. There is currently no dock at the property as we removed their previous dock due to its poor*

*condition. No there are no issues, dependent on the extent of the dock/deck you would require a Permit/Call the Twsp*

*Q. Is the water used on the property well water?*

*A. The water used is "lake-intake water". The line from the lake to the house has a heat line in it. The water goes through a 5 micron filter, followed by a UV filter killing all pathogens. Although you could drink out of any tap after the UV filter, the drinking water from the tap in the Kitchen goes through another 0.2 micron filter removing everything. If the building is heated year round, water does not freeze. If it unheated, like every other cottage or house, the pipes need to be drained and antifreeze poured in the traps of the sinks and toilets. Standard winterizing process for non-heated buildings.*

*Q. Is there currently a well on the property?*

*A. Yes there is a drilled well on the property. It has not been used since we moved in. The well water is hard water (higher iron content) versus the lake water which is soft. Hard water can vastly shorten the life of your appliances. That is why water softeners are often installed with well water users. With lake water there is no need...free soft water!*

*Q. Who plows the road? Township or Private? Is this included in the annual fee of \$253.00*

*A. The road has previously been maintained/gravelled and snow plowed by one of the neighbors. Last year, the association had the road plowed by a private company. We are not sure if it will be a private company or a neighbor plowing the road this year. The cost is included in the Fees for road maintenance*

*Q. How old is the furnace?*

*A. The furnace is approximately 17 years old. It is important to note that we primarily heated with wood, therefore, the electric furnace has only approx. 200 running hours on it.*

*Q. How long has the property been vacant?*

*A. The property has been vacant for approximately 3 years.*

*Q. Why are the current Owners selling the property?*

- A. We have moved to our farm and simply don't have the time to enjoy or maintain 2 properties.*
- Q. Is the cottage built on a block foundation or poured concrete foundation?*
- A. The main house was built on poured concrete footings with above grade 2 x 6 walls that were insulated.*
- Q. What are the approximate heat/hydro costs from when the property was occupied?*
- A. We used firewood from the property as the primary heat source. There was also solar panels on the roof which have since been removed/2017*
- Q. Was the entire cottage built at the same time or was there additions to the original structure?*
- A. No, we insulated and supported a screened in porch to create a larger space to construct a Kitchen.*
- Q. Are there restrictions with regards to renovations/additions to the existing structure?*
- A. Any renovations would require Municipal Permits. Any waterfront changes would also require permits from the Conservation Authority*

*Property Documents:*

- 1. Map & Information Sheet/Black Lake Tay Valley Township*
- 2. Information Sheet/ Black Lake*
- 3. Arial View of the Property Boundaries*

*Thank You For Viewing This Home...Please Come Back To Stay...  
View interior photos of this Home on my Website: [www.barbaracouch.com](http://www.barbaracouch.com)  
This Information is believed to be Accurate but not Warranted*