

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$749,000**

*Welcome to*

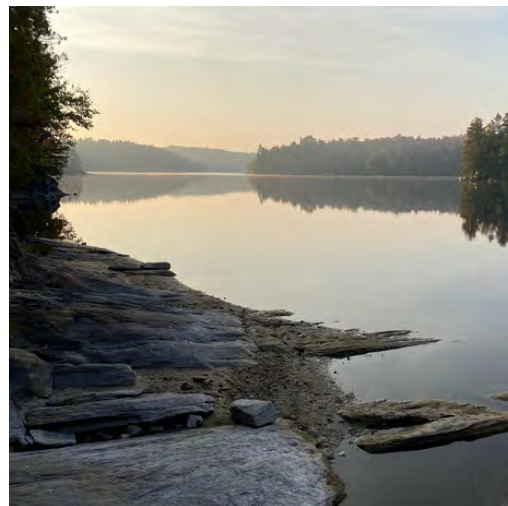
139 Fire Rte 330

on Fortescue Lake, Gooderham



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca









Welcome to this beloved family cottage situated on a point lot. This remarkable retreat offers a sweeping 180-degree panoramic view and southwest exposure, ensuring abundant sunshine throughout the day. Nestled on the shores of a tranquil lake renowned for its exceptional fishing and pristine waters, the property features a natural rocky shoreline adorned with a small sandy beach. Dive into the crystal-clear waters from the deep area off the large floating dock, or gather around the firepit under the starlit sky to share stories and toast marshmallows.

Step inside the cozy cottage, boasting original A-frame architecture with a newer addition. With 1100 square feet of living space, the cottage features an updated fully equipped kitchen with scenic views, an open-concept design with high ceilings, a cozy woodstove, and ample natural light accentuated by warm wood interiors. Entertaining is effortless in the spacious dining area or on the new deck, while the cozy screened porch offers a front-row seat to the lake's splendor. Practical elements such as an indoor laundry area, a renovated four-piece bathroom, and four bedrooms ensure comfort and convenience year-round. Privacy is paramount, with the property and shoreline spanning 4.6 acres and a combined 373 feet of frontage on two separately deeded parcels.

The picturesque wooded setting, reminiscent of Algonquin style, provides an idyllic backdrop, with potential for expansion on the vacant lot included in the sale. Additionally, 1/9th ownership of 14 acres of back property guarantees continued tranquility, free from the disruption of backlot development. With a solid rental history, this cottage presents a sound investment opportunity that has delighted visitors for years. Conveniently located near the towns of Gooderham and Kinmount for supplies and services, this property invites you to experience the magic of lakeside living and create cherished memories for generations to come.





# Interior Home Features

Four bedrooms

One bathroom

Open concept living with high ceilings

Ample natural light

Cozy wood stove for those cooler fall evenings

1100sq feet of living space

Screened in porch for bug free morning coffee



# Exterior Features

Shoreline stretching 373 feet

Over 4.6 acres of property

1/9th ownership in back 14 acres

Southwestern exposure

Point location offers 180 degree views

15 minutes to the village of Gooderham





# 139 FIRE ROUTE 330, Gooderham, Ontario K0L 1R0

Listing

Client Full

**Active / Residential**

**139 FIRE ROUTE 330 Gooderham**

Listing ID: 40548731

Price: **\$749,000**



## Peterborough/Trent Lakes/Galway/Cavendish Township Cottage/House



Water Body: **Fortescue Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1
Second	2		

Beds (AG+BG): **4 (4 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **1,100**  
AG Fin SF Range: **1001 to 1500**  
AG Fin SF: **1,100/LBO provide**  
DOM: **0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$4,200.00/2023**

## Remarks/Directions

Public Rmks: **Welcome to this beloved family cottage situated on a point lot. This remarkable retreat offers a sweeping 180-degree panoramic view and southwest exposure, ensuring abundant sunshine throughout the day. Nestled on the shores of a tranquil lake renowned for its exceptional fishing and pristine waters, the property features a natural rocky shoreline adorned with a small sandy beach. Dive into the crystal-clear waters from the deep area off the large floating dock, or gather around the firepit under the starlit sky to share stories and toast marshmallows. Step inside the cozy cottage, boasting original A-frame architecture with a newer addition. With 1100 square feet of living space, the cottage features an updated fully equipped kitchen with scenic views, an open-concept design with high ceilings, a cozy woodstove, and ample natural light accentuated by warm wood interiors. Entertaining is effortless in the spacious dining area or on the new deck, while the cozy screened porch offers a front-row seat to the lake's splendor. Practical elements such as an indoor laundry area, a renovated four-piece bathroom, and four bedrooms ensure comfort and convenience year-round. Privacy is paramount, with the property and shoreline spanning 4.6 acres and a combined 373 feet of frontage on two separately deeded parcels. The picturesque wooded setting, reminiscent of Algonquin style, provides an idyllic backdrop, with potential for expansion on the vacant lot included in the sale. Additionally, 1/9th ownership of 14 acres of back property guarantees continued tranquility, free from the disruption of backlot development. With a solid rental history, this cottage presents a sound investment opportunity that has delighted visitors for years. Conveniently located near the village of Gooderham and Kinmount for supplies and services, this property invites you to experience the magic of lakeside living and create cherished memories for generations to come.**

Directions: **from Gooderham take Hwy 507 (Buckhorn Road) to right on Salmon Lake Road to Fortescue Lake Road to right on FR 330 to #139**

## Waterfront

Waterfront Type: **Direct Waterfront**  
Waterfront Features: **Beach Front, Stairs to Waterfront**  
Dock Type: **Private Docking**  
Shoreline: **Clean, Deep, Rocky, Sandy**  
Shore Rd Allow: **Owned**  
Channel Name:

Water View: **Direct Water View**

Boat House:  
Frontage: **373.00**  
Exposure: **South, West**  
Island Y/N: **No**

## Exterior

Exterior Feat: **Deck(s), Fishing, Porch-Enclosed, Privacy, Recreational Area**  
Construct. Material: **Board & Batten, Vinyl Siding**  
Shingles Replaced:  
Year/Desc/Source: **//**  
Property Access: **Fees Apply, Private Road, Seasonal Road**  
Other Structures:  
Garage & Parking: **Outside/Surface/Open//Gravel Driveway**  
Parking Spaces: **4**  
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**  
Water Source: **Lake/River**  
Lot Size Area/Units: **4.600/Acres**  
Lot Front (Ft): **373.00**  
Location: **Rural**  
Area Influences: **Lake/Pond, Quiet Area, Shopping Nearby, Trails**  
View: **Forest, Hills, Lake, Panoramic, Skyline, Trees/Woods**  
Topography: **Flat site, Hillside, Sloping, Wooded/Treed**  
Restrictions:

Foundation: **Piers**

Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **31-50 Years**  
Rd Acc Fee: **\$75**  
Winterized: **Partially Winterized**

Garage Spaces:  
Sewer: **Septic**  
Acres Rent:  
Lot Shape: **Pie**  
Land Lse Fee:

Retire Com:  
Fronting On: **South**  
Exposure: **South, West**

## Interior

Interior Feat: **Built-In Appliances, Water Heater Owned**  
Basement: **None**  
Laundry Feat: **Inside, Main Level**  
Basement Fin:

Cooling: **None**  
Heating: **Airtight Stove, Baseboard, Electric, Wood, Woodstove**  
Fireplace: **1/Wood Stove**  
Inclusions: **Furniture**  
Add Inclusions: **Most cottage contents other than excluded**  
Exclusions: **Dining table and teak folding chairs, Personal items**

FP Stove Op:

### Property Information

Common Elem Fee: **No**  
Legal Desc: **Cottage: PT LT 6 CON 18 Cavendish Pt 1 45R356; T/W R707619. Vacant Lot: PT LT 6 CON 18 CAVENDISH PT 2 45R356; T/W R707620. Back Acreage: 1/9th Int in PT LT 6-7 CON 18 CAVENDISH PT 17,18,19 45R356; S/T R627372. GALWAY-CAVENDISH-HARVEY**  
Zoning: **RR**  
Assess Val/Year: **\$452,000/2024**  
PIN: **283190112**  
ROLL: **154202010423300**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **Available/ 1969**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **min 5%**

### Brokerage Information

List Date: **03/11/2024**  
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Troy Austen, Salesperson  
Date Prepared: 03/11/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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#### Rooms

#### Listing ID: 40548731

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Laundry</b>	<b>Main</b>	<b>10' 0" X 9' 6"</b>	<b>3.05 X 2.90</b>	
<b>Desc: Foyer / Laundry</b>				
<b>Living Room</b>	<b>Main</b>	<b>23' 0" X 11' 6"</b>	<b>7.01 X 3.51</b>	
<b>Kitchen/Dining Room</b>	<b>Main</b>	<b>16' 0" X 11' 4"</b>	<b>4.88 X 3.45</b>	
<b>Bathroom</b>	<b>Main</b>	<b>6' 6" X 5' 10"</b>	<b>1.98 X 1.78</b>	<b>4-Piece</b>
<b>Bedroom Primary</b>	<b>Main</b>	<b>12' 8" X 10' 0"</b>	<b>3.86 X 3.05</b>	
<b>Bedroom</b>	<b>Main</b>	<b>14' 0" X 7' 0"</b>	<b>4.27 X 2.13</b>	
<b>Porch</b>	<b>Main</b>	<b>11' 4" X 7' 0"</b>	<b>3.45 X 2.13</b>	
<b>Desc: Screened Porch</b>				
<b>Bedroom</b>	<b>Second</b>	<b>7' 4" X 7' 10"</b>	<b>2.24 X 2.39</b>	
<b>Desc: Loft</b>				
<b>Bedroom</b>	<b>Second</b>	<b>10' 0" X 7' 6"</b>	<b>3.05 X 2.29</b>	

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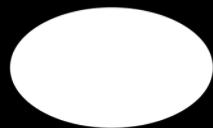
# Chattels

## Included

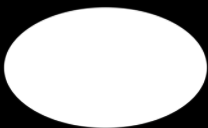
- All Appliances
- Most cottage contents except for listed exclusions

## Excluded

- Personal Items
- Dining Table
- Teak Folding Chairs



Seller



Buyer



# Additional Information

- Internet Provider: Bell Fibe high speed available
- Septic last pumped July 2020, Haliburton Septic Pumping
- No water treatment system, seller uses water jugs and dispenser for consumption
- Building winterized. Skirting & heated water line installed Fall 2006.
- Insurance Company: TD Meloche Monnex Woodstove WETT certified
- Seasonal cottage road. Shared snow plowing costs with neighbours to road end.
- Road Fee: \$75/year excluding plowing
- Lake Association dues \$25/yr
- New water pump installed by The Pump Shop Spring 2006
- Updated electrical service – 100 amp breakers plus 60 amp generator sub feed panel
- Windows/patio doors updated for winterization
- Second floor loft finished 2016
- New lakefront deck 2021
- New wood stand and fire pit 2023
- New vinyl board & batten siding on lakefront A-frame & painted exterior 2023
- New nylon screen on front porch, walls painted and new flooring
- Hydro Account # 200072812817
  - Payments: Aug 2022-\$294.88 / Nov 2022-\$326.45 / Mar 2023-\$255.36 / May 2023-\$267.49
- Property rents for \$435/night on Airbnb Nets nearly \$3000 per week.





## SHEPHERD ENVIRONMENTAL SERVICES

6798 Hwy 35, P.O. Box 68  
Coboconk, Ontario K0M 1K0

Telephone: 705-454-3744 • 705-454-3627  
705-887-1503 • 705-286-1178  
Fax: 705-454-8700

CUSTOMER:

DIRECTIONS:

139 NORTHSORE ROAD  
FIRE ROUTE 330 - BROWN HOME  
CONTEAU LK RD - LEFT ON FORTESCUE  
BEFORE BOAT LAUNCH- BACK TO WOOD  
timmillan@hotmail.com- email  
ON

INV. NO.

0000119097

DATE:

Jul-21-20

CUST. NO.

011575

TERMS: PAYABLE ON RECEIPT  
VISA / M/C • DEBIT • ETRANSFER

EMT: lshpherd@shepherdenvironmental.ca  
PASSWORD: "Septic" Quote Invoice

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTICS-01	PUMPING SEPTIC TANK	238.94
THANK YOU FOR YOUR CONTINUED BUSINESS- HAVE A GREAT SUMMER		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>SHEPHERD ENVIRONMENTAL SE</b> 6798 HWY 35 COBOCONK, ON K0M1K0 705-454-3744</p> <p><b>SALE</b></p> <p>MD: 5674622 TD: 301 Batch #: 009 07/22/20</p> <p>APPR CODE: 015382 MASTERCARD 3216</p> <p>REF # 00000019 12/17/15 V-CODE M Manual CIP</p> <p><b>AMOUNT \$270.00</b></p> </div> <div style="width: 45%;"> <p><b>PAID</b> JUL 22 2020 mtc</p> <p><i>Thank You.</i></p> <p>HST 31.06</p> <p><b>TOTAL: \$270.00</b></p> </div> </div>		
<p>2% INTEREST / UNPAID / 15% MONTHLY INTEREST</p> <p>1. WEED TO THE MAINTENANCE TANK IF NECESSARY AT THE END OF THE YEAR 1. WEED TO THE MAINTENANCE TANK IF NECESSARY AT THE END OF THE YEAR 1. WEED TO THE MAINTENANCE TANK IF NECESSARY AT THE END OF THE YEAR</p> <p>THANK YOU / MERCEZ CUSTOMER COPY</p>		

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# INVOICE

DRIVER: *Andrew G*



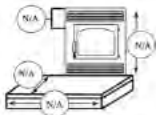
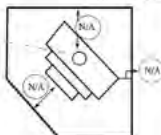
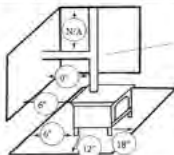


# HEATING REPORT WOOD BURNING SYSTEMS



Heating Report For Wood Burning System				Service Certificate #	
Location of Boiler: 139 Fire Road 330 Inverdale, ON				Name of Owner:	
Drinker:				Police:	
Was the original chimney installed by a certified technician? YES NO UNKNOWN	Chimney Type: 6" High temp SS	Is a Leak Reported? YES NO	Is the Leak Reported? YES NO	Is the Leak Reported? YES NO	Is the Leak Reported? YES NO
Generator Size: Fire or Ice	Days of Installation: unknown	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO
Boiler Type of Unit: Is Insert? Yes/No Is Free Standing? Yes/No	Year of Unit (if any): 2015-11-13	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO
Inspection Date By: Miklos	Inspection Date: 2015-11-13	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO
Phone: 705 738 9079	Fax: 705 738 9072	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO	Is the unit certified by an approved testing authority? YES NO
The information published upon the front of inspection pertains only to the inspection and not to the installation or use of the equipment. The information published upon the back of inspection pertains only to the installation or use of the equipment. The information published upon the front of inspection pertains only to the inspection and not to the installation or use of the equipment. The information published upon the back of inspection pertains only to the installation or use of the equipment.					

Signature of inspecting party



Special Requirements: Wood stove with high corner	Is Insert Reported?	Is Insert Reported?	Is Insert Reported?
Level 1 - Ready Assembled: Quantity to be installed for inspection (quantity to be installed only for reporting on existing units or existing units reported. Minimum time required: 10 minutes. This report is for inspection only and does not include installation or use of the equipment.)	YES	NO	YES
Level 2 - Assembled: The unit is installed for inspection (quantity to be installed only for reporting on existing units or existing units reported. Minimum time required: 10 minutes. This report is for inspection only and does not include installation or use of the equipment.)	YES	NO	YES
Level 3 - Assembled: The unit is installed for inspection (quantity to be installed only for reporting on existing units or existing units reported. Minimum time required: 10 minutes. This report is for inspection only and does not include installation or use of the equipment.)	YES	NO	YES





County of  
Peterborough

## 139 Fire Rte 330, Fortescue Lake



### Legend

#### Roads < 50,000

- PRIV ; Private; PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

#### Outside Roads < 50,000

- Major Roads
- Local Roads

#### First Nations

#### Civic Address

- Parcel Fabric
- Parcel First Nations - Canada I
- Clean Water Act Policies Apply
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
- <all other values>
- COUNTY OF PETERBOROUGH

1: 6,166



313.2 0 156.62 313.2 Meters

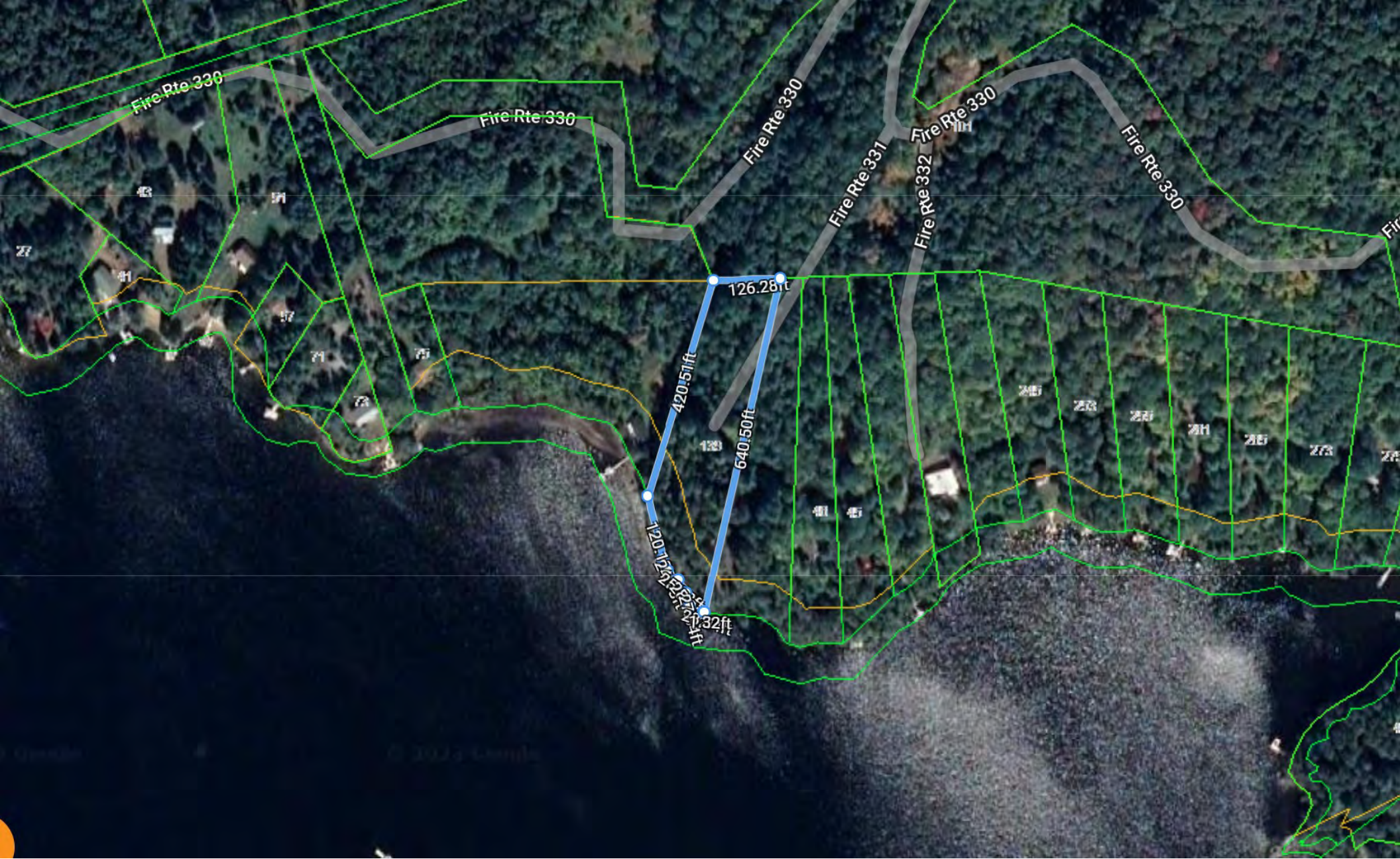
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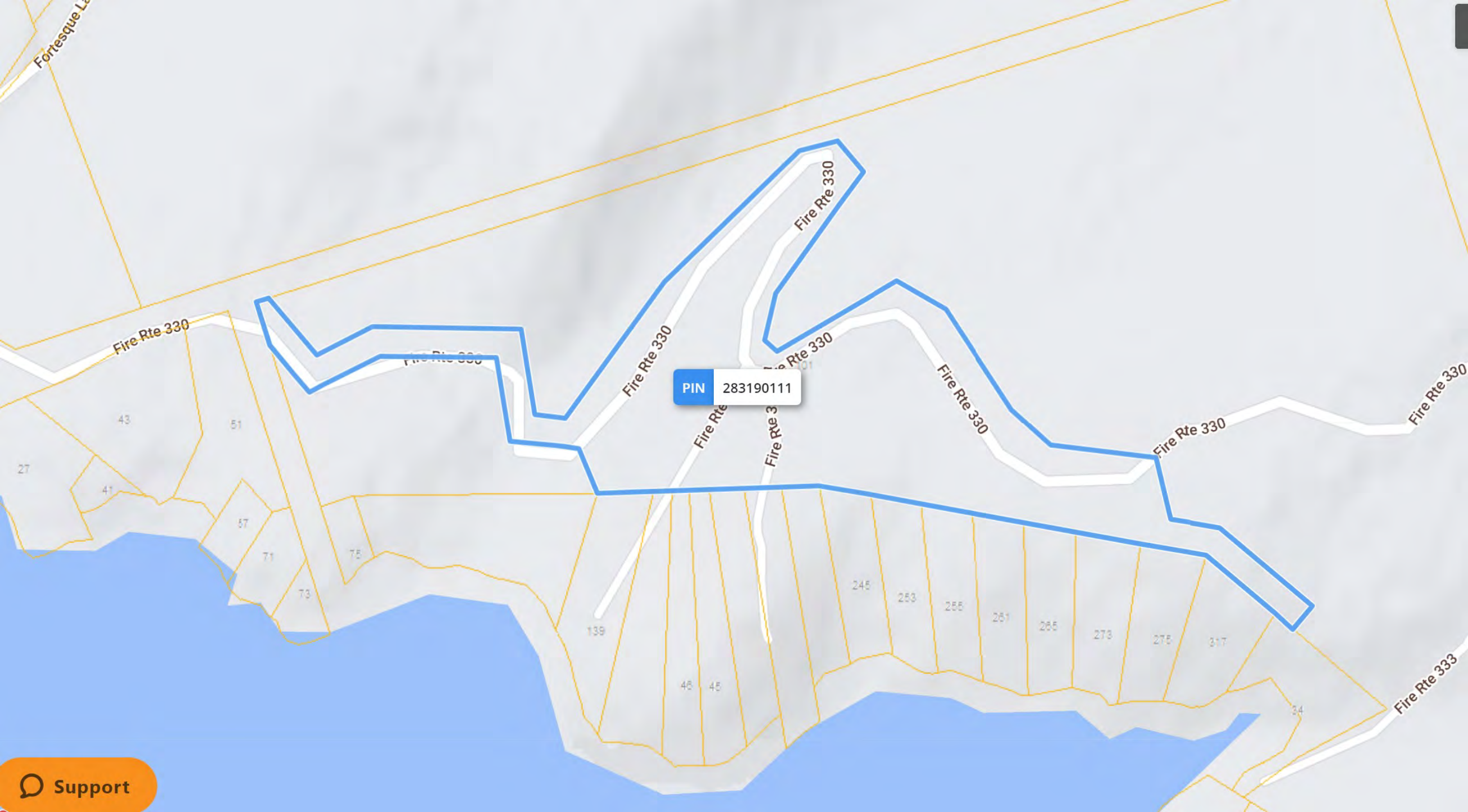
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes



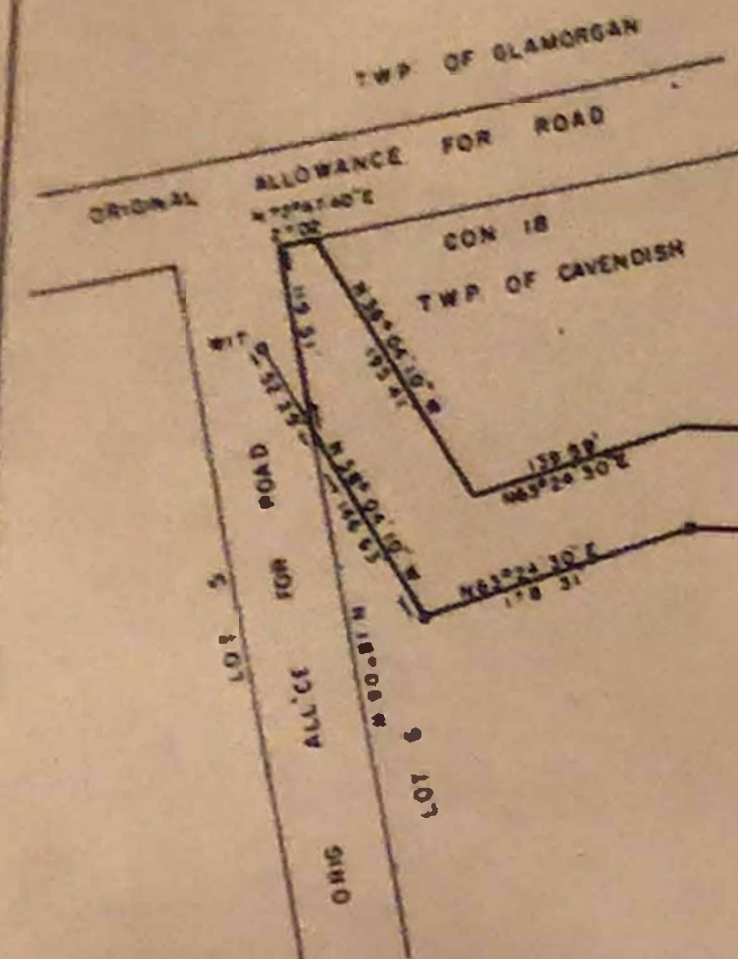






PIN 283190111





PLAN OF SURVEY  
PART OF LOTS 6, 7 CON 18  
TOWNSHIP OF CAVENDISH  
COUNTY OF PETERBOROUGH  
SCALE 1" = 100'

RECEIVED AND DEPOSITED AS  
PLAN R-366  
20th 1969  
- M. J. [Signature]  
REGISTRAR FOR THE  
REGISTRY DIVISION OF THE  
Province of Ontario

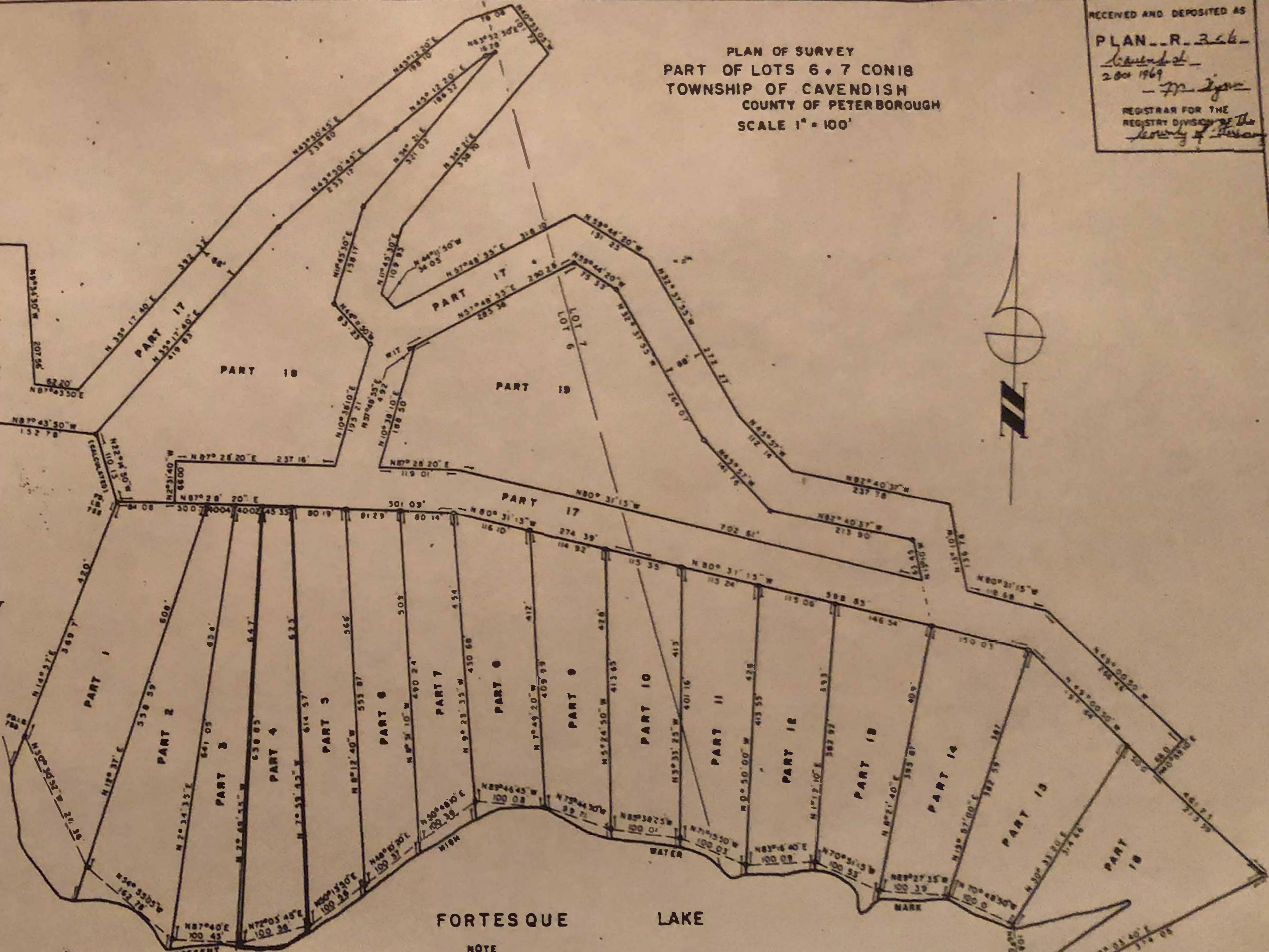
I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER PART II OF  
THE REGISTRY ACT

ROYTH HOLDINGS LIMITED  
[Signature] VICE-PRESIDENT  
[Signature] SECRETARY

NOTE  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED  
TO THE MERIDIAN THROUGH THE NW ANGLE  
OF LOT 6 CON 18 TWP OF CAVENDISH  
□ - INDICATES STANDARD IRON BAR  
■ - INDICATES 5/8" SQUARE IRON BAR

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT  
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE  
REGULATIONS MADE THEREUNDER  
THE SURVEY WAS COMPLETED ON JULY 26, 1969

SEPTEMBER 22, 1969  
[Signature]  
H. CURRY BISHOP



FORTESQUE LAKE

NOTE  
THERE IS AN ALLOWANCE FOR ROAD 60'  
IN WIDTH ADJOINING THE ORIGINAL HIGH  
WATER MARK ALONG THE SHORE OF  
FORTESQUE LAKE.



## Fortescue Lake

Peterborough County

Cavendish Township

### Physical Data

Latitude - 44°50'	Longitude - 78°26'
Surface Area - 194 acres	Volume - 7,548 acre ft
Perimeter - 5.8 miles	Maximum Depth - 94 ft
Mean Depth - 38 ft	Height Above Sea Level - 1,000 ft

### Lake Characteristics

Water temperatures ranged between 79° F at the surface and 37.5°F near the bottom. The 21 degree temperature drop (72°F to 51°F) between the ten and seventeen ft depths identified the thermocline. The dissolved oxygen content dropped from 8 p.p.m near the surface to 4.4 parts per million at the eighty-three ft depth. The mean 7.5 pH value showed a neutral basic characteristic. An average total dissolved solids concentration of 105 parts per million was determined from conductivity readings. Clarity was indicated in this yellow brown water by the disappearance of the secchi disc from view, 14.5 ft below the surface.

### Fish Species Present

Lake trout, smallmouth bass, muskie, pumpkinseed, yellow perch and golden shiners.

### Access

Fortescue Lake is about 5 miles southwest of Gooderham via the Contau Lake Rd. off County Rd 507. Also accessible from North Salmon Lake Rd.

