

## Property Client Full

# 1732 Traders Trail, Smith, Ontario K9J 6X2

Listing

**1732 Traders Tr Smith**  
**Active / Residential Freehold / Cottage**

**MLS®#: X8219984**  
**List Price: \$999,900**

**Peterborough/Smith-Ennismore-Lakefield/Rural Smith-Ennismore-Lakefield**



Tax Amt/Yr: **\$2,196.00/2023** Transaction: **Sale**  
 SPIS: **No** DOM: **17**  
 Legal Desc: **Pt Lt 7 Con 10 Ennismore Pt 20 45R316 T/W R339498**  
**Except The Easement Therein Re: Pt 29 45R316 T/W**  
**R174445 (Schedule D) T/W R471246 S/T R310013;**  
**Smi-Enn-Lak**

Style: **Bungalow** Rooms Rooms+: **7+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **1(1+0)**  
 Link: SF Range: **1100-1500**  
 Stories: **1.0** SF Source:  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **126.58** Fronting On: **S**  
 Lot Depth: **143.90**  
 Lot Size Code: **Feet**  
 Zoning: **R1-Residential**  
 Dir/Cross St: **Hwy 16/37 To Traders Trail**

PIN #: <b>0</b>	ARN #: <b>0</b>	Contact After Exp: <b>No</b>
Holdover: <b>TBD</b>	Possession Date:	
Kitch Kitch + <b>(0+)</b>	Exterior: <b>Wood</b>	Utilities: <b>No Gas, Hydro, No Sewers, Cable, Telephone Available</b>
Fam Rm: <b>Yes</b>	Drive: <b>Private</b>	Water: <b>Well</b>
Basement: <b>Yes/Finished, Full</b>	Gar/Gar Spcs: <b>Detached Garage/1.0</b>	Sewers: <b>Septics</b>
Fireplace/Stv: <b>No</b>	Drive Pk Spcs: <b>4.00</b>	Special Desig: <b>Unknown</b>
Heat: <b>Baseboard, Electric</b>	Tot Pk Spcs: <b>4.00</b>	
A/C: <b>No/None</b>	UFFI: <b>No</b>	
Apx Age: <b>31-50</b>	Pool: <b>None</b>	
Elevator: <b>No/None</b>	Energy Cert: <b>No</b>	
Retirement: <b>No</b>	Green PIS: <b>No</b>	
Property Feat: <b>Golf, Lake Access, Marina, River/Stream, Waterfront</b>		
Water Name: <b>Buckhorn, Lake</b>	Waterfront: <b>Direct</b>	Waterfront Frontage (M): <b>38.58</b>
Waterfront Y/N: <b>Yes</b>		
Water Features: <b>Dock, Trent System</b>	Dev Charges Paid:	HST App To SP:
Under Contract:	Shoreline Exposure: <b>South</b>	
Access To Property: <b>Yr Rnd Municipal Rd</b>		
Shoreline: <b>Natural</b>		
Shoreline Road Allowance: <b>Not Owned</b>		

### Remarks/Directions

Client Rmks: **Welcome to your waterfront sanctuary on Buckhorn Lake! This stunning home boasts an open layout with a cathedral ceiling in the living room, offering a spacious ambiance. Entertain effortlessly in the formal dining room, perfect for creating cherished memories. Three bedrooms, including a primary bedroom with a walk-out to the large deck, offer tranquility with breathtaking water views. The expansive basement with 8-foot-high ceilings and a separate entrance allows endless customization. Year-round access via a municipal road ensures convenience. Surrounded by lush wilderness, it's ideal for outdoor enthusiasts. Complete with a detached oversized double car garage, this property offers tranquility and convenience for year-round living or seasonal retreats. Don't miss this slice of paradise!**

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **04/27/2024**

Rooms

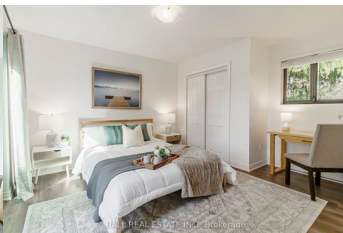
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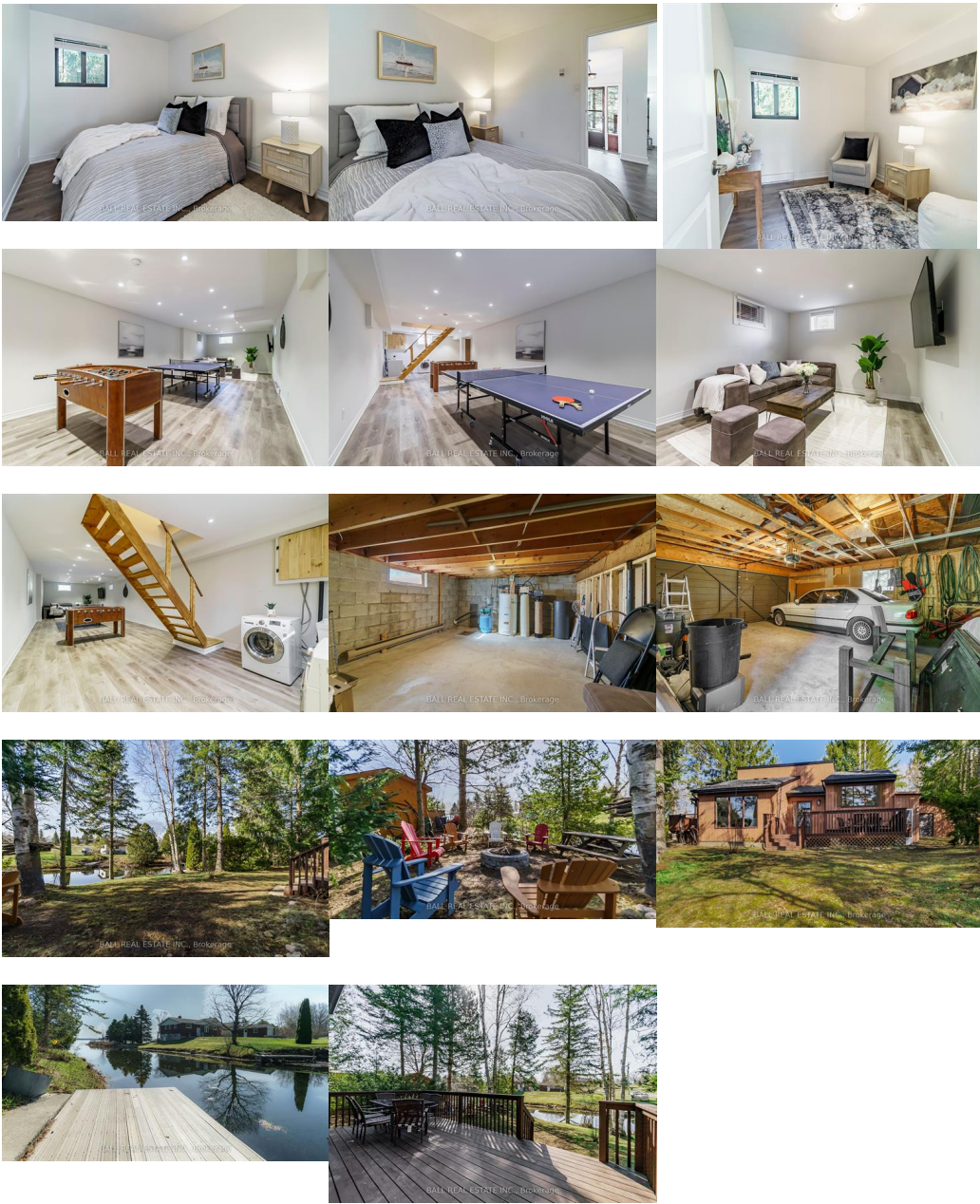
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
<b>Living Room</b>	<b>Main</b>	<b>4.01 M X 4.59 M</b>	<b>13.02 Ft x 15.01 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>4.09 M X 3.35 M</b>	<b>13.05 Ft x 10.00 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>2.97 M X 3.36 M</b>	<b>9.09 Ft x 11.00 Ft</b>		
<b>Family Room</b>	<b>Main</b>	<b>3.07 M X 2.65 M</b>	<b>10.01 Ft x 8.08 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>4.11 M X 3.57 M</b>	<b>13.06 Ft x 11.09 Ft</b>		
<b>Recreation</b>	<b>Basement</b>	<b>3.78 M X 11.57 M</b>	<b>12.05 Ft x 37.00 Ft</b>		
<b>Laundry</b>	<b>Basement</b>	<b>3.78 M X 2.34 M</b>	<b>12.05 Ft x 7.08 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	

Photos

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