

## Property Client Full

# 741 Jeffrey Lake Road, Bancroft, Ontario K0L 1C0

Listing

**741 Jeffrey Lake Rd Bancroft**

**Active / Residential Freehold / Detached**

MLS®#: X8317224

List Price: **\$1,249,900**



### Hastings/Bancroft

Tax Amt/Yr: **\$6,964.00/2023** Transaction: **Sale**  
 SPIS: **No** DOM: **42**  
 Legal Desc: **Pt Lt 7 Con 10 Faraday Pt 1 212R20551; Faraday, Hastings County**

Style: **Bungalow** Rooms Rooms+: **12+0**  
 Fractional Ownership: **No** BR BR+: **3(3+0)**  
 Assignment: **No** Baths (F+H): **2(2+0)**  
 Link: **No** SF Range: **2000-2500**  
 Stories: **1.0** SF Source:  
 Lot Irreg: Lot Acres: **2 - 4.99**  
 Lot Front: **500.00** Fronting On: **S**  
 Lot Depth: **488.40**  
 Lot Size Code: **Feet**

Zoning: **Residential**

Dir/Cross St: **Jeffrey Lake Rd/Rocky Dr**

Next OH: **Public: Sun Jun 23, 1:00PM-3:00PM**

PIN #: <b>-1</b>	ARN #: <b>-1</b>	Contact After Exp: <b>No</b>
Holdover: <b>TBD</b>	Possession Date:	
<hr/>		
Kitch Kitch + <b>1 (1+0)</b> Fam Rm: <b>Yes</b> Basement: <b>Yes/Full, Unfinished</b> Fireplace/Stv: <b>Yes</b> Interior Feat: <b>None</b> Heat: <b>Propane, Radiant</b> A/C: <b>Yes/Other</b> Apx Age: <b>6-15</b> Elevator: <b>No/None</b> Retirement: <b>No</b> Property Feat: <b>Clear View, Golf, Hospital, Lake/Pond, Waterfront</b> Roof: <b>Metal</b> Foundation: <b>Poured Concrete</b> Alternate Power: <b>None</b> Water Name: <b>Lake</b> Waterfront Y/N: <b>Yes</b> Water Struct: <b>Bunkie</b> Water Features: <b>Dock, Winterized</b> Under Contract: Access To Property: <b>Yr Rnd Municipal Rd</b> Shoreline: <b>Clean, Deep</b> Shoreline Road Allowance: <b>Owned</b> Docking Type: <b>Private</b>	Exterior: <b>Vinyl Siding</b> Drive: <b>Pvt Double</b> Gar/Gar Spcs: <b>Detached Garage/2.0</b> Drive Pk Spcs: <b>4.00</b> Tot Pk Spcs: <b>6.00</b> UFFI: <b>No</b> Pool: <b>None</b> Energy Cert: <b>No</b> Green PIS: <b>No</b> Waterfront: <b>Direct</b> Dev Charges Paid: Shoreline Exposure: <b>South/East</b> Water View: <b>Direct</b>	Utilities: <b>No Gas, Hydro, No Sewers, Cable, Telephone</b> Water: <b>Well</b> Water Inc: <b>Drilled Well</b> Sewers: <b>Septics</b> Special Desig: <b>Unknown</b> Waterfront Frontage (M): <b>152.40</b> HST App To SP: <b>Included</b> Channel Name:

### Remarks/Directions

Client Rmks: **Welcome to your picturesque 3-bedroom, 2-bathroom year-round home with 500 feet of private lakefront. The property features a cozy bunkie for guests and a detached double-car garage for extra storage and a gentle path down to the floating dock. Inside, marvel at the pine-covered cathedral ceilings and floor-to-ceiling windows, offering stunning lake views. The solarium with high-speed internet is ideal for working while enjoying the serene surroundings. Enjoy all-day sun and beautiful sunrises over the lake or dive off the floating dock into the crystal-clear waters. Paddleboarding or canoeing in the early morning light is a must. A brand-new steel roof, ICF foundation, in-floor radiant heating, and a heat pump ensure year-round comfort. Snowshoe or hike on nearby crown land, just steps away. Only eight minutes from town, the quiet municipal road is maintained year-round. Make this your private lakeside haven.**

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **06/19/2024**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.39 M X 5.37 M	17.08 Ft x 17.07 Ft		
Kitchen	Main	3.51 M X 4.05 M	11.06 Ft x 13.03 Ft		
Dining Room	Main	5.33 M X 3.57 M	17.06 Ft x 11.09 Ft		
Foyer	Main	2.93 M X 2.6 M	9.07 Ft x 8.06 Ft		
Primary Bedroom	Main	5.67 M X 4.31 M	18.07 Ft x 14.02 Ft		
Bedroom	Main	3.64 M X 3.67 M	11.11 Ft x 12.00 Ft		
Bedroom	Main	4.92 M X 3.66 M	16.02 Ft x 12.00 Ft		

Laundry  
Sunroom  
Utility Room  
Bathroom  
Bathroom

Main  
Main  
Basement  
Main  
Main

2.1 M X 2.23 M  
4.22 M X 5.14 M  
8.64 M X 3.54 M

6.11 Ft x 7.04 Ft  
13.10 Ft x 16.10 Ft  
28.04 Ft x 11.07 Ft

4  
4

Photos

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