33 South Harbour Drive
Bobcaygeon, Ontario
K0M1A0

Property Information

Main Level

- Bright & airy open concept bungalow, recently painted , vaulted ceiling & floor to ceiling stone gas fireplace in living room, pot lights throughout
- Spacious foyer / entry with double closets
- Hardwood floors throughout main level
- Recent updates to kitchen include : hardwood floor, professionally sprayed wood kitchen cabinets and new back-splash
- Large centre island with granite counter-tops, great storage with pull out drawer organizers and pot drawers. Cabinetry & granite counter-tops carry into servery connecting kitchen to dining room
- California shutters in primary, 2nd bedroom and dining room
- Spacious eat in kitchen, walk-out to sun room & composite deck overlooking a beautifully landscaped pie shaped lot
- New windows in sunroom/screened in room
- Primary retreat with coffer ceiling, walk -out to sun room , double closets , en-suite with new vanity & quartz counter-tops, & double sink, soaker tub, & separate shower
- 2nd bedroom with full 4 piece across bath across hallway on main level.
- Main floor laundry room, new washer & dryer & direct access to the double car garage

KAREN
HOUGHTON
REALTOR

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Lower Level

- Cottage inspired great room, stone gas fire place, built in cabinets, pine ceiling with pot lights- a wonderful space for movie nights
- Luxury vinyl plank flooring, new broadloom on stairs
- 3 spacious bedrooms, one with broadloom & en-suite 3 piece bath
- Spa bathroom, heated floors , free standing tub, & glass shower
- Large utility / workshop, room , freezer & laundry tub
- Egress windows in lower level bedrooms

Features /Updates

- An incredible large pie shaped lot with excellent privacy, mature trees & perennial gardens on front and back lawns
- All brick bungalow, freshly painted front door and garage door
- New roof shingles 2023
- Interlock driveway, parking for 4 cars plus double car garage
- Covered Front Veranda, updated pillars, landscaping & stone walkway
- Irrigation system with drilled well for outdoor watering, great savings on annual water bill
- Walk-out from sun-room to maintenance free Trek composite deck, glass railings, direct propane BBQ hook up, hard wired outdoor lighting, steel & mesh accents on deck and sun-room exterior
- Large paver stone patio with beautiful propane fire-pit direct fuel hook up. Multiple zones for lounging and entertaining
- Recently installed paver stone walkway on left side of house
- Garden shed with electricity
- Re-sodded lawns and beautifully treed yard

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Features/Updates

- Mitsair Heat Pump August 2025- $9000.00
- Sunroom Glass Windows April 2026 $7680.00
- New Electrolux Washer & Dryer
- Central vacuum + attachments
- Municipal water
- Garage door openers
- Hot water tank owned

Annual Utilities for Year Round Living
Hydro- $3500.00
Propane- $350.00
Propanee Tank Rental: $67.00 with Superior Propane
Water & Sewer : $1360.00

Port 32 Shore Spa Club Features

- Outdoor pool
- Tennis and pickle-ball courts
- Spacious Clubhouse with gym and locker room, event/party room & bar, kitchen, library, shuffle board, pool tables
- Boat launch and Park
- Boat slips (wait list in place)
- Organized clubs and social events all year round
- Membership transferable with sale of house to new owners - annual fee of $480.00

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Inclusions

- Kitchen appliances-stainless steel range, refrigerator, dishwasher & microwave & 2 bar stools
- Living Room ~ wired for sound system/ metal decor over fireplace
- Workshop ~ built in cupboards and storage shelves / chest freezer
- Laundry Room ~ front-load washer / dryer
- Garage – automatic door openers x 2
- Freezer in basement

Exclusions

- Fridge in basement
- All decor items, including artwork except metal decor over fireplace
- All house plants
- Living room drapes and rods
- All outdoor furniture and coverings
- Kitchen table and 6 chairs
- All living room furniture
- Dining Room half round table
- All bedroom furniture x 5 rooms
- Great Room ~ 2 Lazy Boy striped chairs / pine dry sink

Property Information

Exclusions

- All electronic equipment including televisions / sound bars /mounts / receivers / gaming systems
- All office furniture / supplies / filing cabinets / equipment
  All art supplies and equipment
- Garage ~ Trailer / snowblower / stored items / small tools / ladders
- Shed ~ tools / lawnmower / wheelbarrow
- Workshop ~ table saw / portable workbench / power tools / small
- Tools and pine wardrobe

Negotiable

- Dining room ~ buffet and hutch / table / 8 chairs / table leafs
- Family Room ~ Lazy Boy leather sofa

Rentals

- Propane Tank Rental - for Furnace, Fireplaces, BBQ & Fire pit