



Inaski Shores, our little gem of the Kawarthas! Located on the west-shore of Shadow Lake, each of its six four-season cottages has been designed with the same layout and similar furnishings. Each cottage has a main floor Queen bedroom with French doors facing the lake, adjacent to a main floor three-piece bath with walk-in slate tiled shower; a second floor King bed loft with its own three-piece ensuite; and a main floor 'bunk house' bedroom with two sets of bunk beds and its own four-piece ensuite. Three bathrooms, two bedrooms and a loft will sleep eight! Entertain in a fabulous open concept two story vaulted ceiling great room that opens into the dining room and a grand entertainer kitchen. The stylish and functional kitchen comes with a granite peninsula and counter tops that match the granite found in each of the bathrooms. Each cottage is accented by its own screened lakeside porch adjacent to a large composite deck stretching across the front of each cottage.

## **Cottage Features**

- Two bedrooms and a Loft Master King bed in the loft, Queen bedroom and a bunkroom with two sets of bunk beds; sleeps eight in each cottage
- Two three-piece bathrooms; one fourpiece bathroom; ensuites and semiensuite for each bedroom; each styled with granite countertops and backsplashes; tiled in natural slate surrounds.
- Bright large principal rooms, vaulted two story great room, adjoining dining room and entertainer's kitchen
- Roughly 1,350 square feet indoors
- Large 12'x12' enclosed screened 'Kawartha' porch facing the lake.
- Napoleon propane BBQ on the deck.

# **Interior Cottage Features**

- Pine floors throughout kitchen, living and dining rooms with pine baseboards throughout
- Wall to wall carpeting in each of the three bedrooms
- Natural slate flooring in each of the three bathrooms
- Granite counter tops, slate kitchen backsplash and slate tub and shower surrounds
- Two story stone propane fireplace accenting the great room
- Each cottage fully furnished.
- Fully equipped kitchen with fridge overfreezer refrigerator, electric stove, integrated microwave, dishwasher and a gorgeous walk in pantry
- Laundry closet with stacked washer and dryer within each cottage
- Ample wardrobe and closet space with a walk-in closet under stairs.
- Entertainment package with an above the fireplace large 55" Smart TV with HD Satellite programming; along with a smaller flat screen TV with Satellite programming in the master loft
- WiFi accessible Starlink Internet
- Dedicated landline for each cottage.
- Potable tested 'drinkable' water supply.

## **Shared Cottage Ownership**

Carefree shared cottage ownership in this 6.5 acre private community of just six cottages. Relax and enjoy your cottage for five weeks every year – one week in each season plus an additional week. Purchasing your fixed summer week at time of purchase; you are afforded an opportunity, every fall, to make selections for a week in each of the remaining seasons

that are assigned for your use the following year. If your plans change, you can rent your week, loan it to family or swap your week amongst your co-owners of the property.

**Inaski Shores** is a spectacular property with mature trees providing both privacy and views of Shadow Lake in the Kawarthas. The village of Coboconk is only 5km south of Inaski with the village of Norland only 2km to the north; providing quick access to all retail amenities.

- South-Eastern exposure great sunrises and sun exposure throughout the day
- 6.5 private acres
- 450 feet of natural shoreline on Shadow Lake
- Sandy beach with a gradual sloping shoreline
- 300 foot shoreline boardwalk and cedar gazebo to share a morning coffee with your co-owners
- Three shared docks providing moorage for each of the cottages; along with our own boat launch into the lake.
- Shadow Lake, running between Norland and Coboconk; roughly 10 km in length filled with coves, inlets and islands to explore. Fish, water ski, tube or just enjoy and explore in a boat, canoe, kayak or pedal-boat.
- Full sized enclosed tennis court with basketball nets
- Horse Shoe Pitch
- Children's cedar playground apparatus
- Beautiful in-ground heated salt water pool with a sun deck and high back sling chairs to relax on during our (10 Week) Summer Season.
- Two canoes, 4 kayaks, 2 paddleboards and a pedalboat with a cache of various sizes of PFDs.
- Two campfire sites
- Private WiFi access to the Internet via Starlink within and in front of all cottages for owners and their guests
- Skating, tobogganing, snowshoeing or cross country skiing along the shoreline each winter
- Onsite garbage and recycling program
- Private boat launch on property into Shadow Lake
- Short drive to public boat launch in Coboconk and into Balsam Lake; providing access to over 400km of the Trent-Severn interconnected Waterways.

#### What is fractional or shared ownership?

Shared ownership is a smart and cost effective way to own. Shared ownership allows the full cost of a waterfront property and a cottage to be equally distributed amongst a group of owners. At Inaski, there are ten shares per cottage. Owners may own single or multiple shares in one or more cottages.

Why is shared ownership superior to full ownership? Cottage ownership can be an expensive proposition. A waterfront cottage can be a sizable investment and the carrying costs of mortgaging your cottage can make it out of reach. Along with the costs of purchase are the operating costs of property taxes, ongoing maintenance, insurance, etc. As well, even though the costs of full ownership continue 12 months out of the year, few people can actually enjoy their cottage for more than a limited time period. With shared ownership you only purchase the time you actually spend at the cottage.

Can I rent my unit to family, friends or to the public? Yes, you have the option to loan or rent your cottage or swap weeks between other owners.

# Are pets allowed?

Three cottages at Inaski are designated pet friendly and three others are designated pet free.

## Can other owners smoke in my unit?

All the cottages are designated non-smoking at all times.

# How are property management decisions made?

The Association, the Inaski Shores Owners Association, and its Shareholders, own the property and its buildings. All decisions regarding the property and cottages will be made by you and your fellow owners through your Board of Directors.

#### What is included in the Annual Maintenance Fees?

All the costs to operate and maintain your cottage including all taxes, insurance, refurbishment reserve, property management, garbage removal, lawn maintenance, landscaping, snow removal, house-cleaning, internet, phone, heat and hydro.

How are Fixed Summer Weeks calculated? Our Fixed Summer Season is, "the ten (10) consecutive week period ending on the Friday immediately preceding Labour Day each calendar year".

















