

# \$349,000 - 385 C Pike Lane, Trent Hills

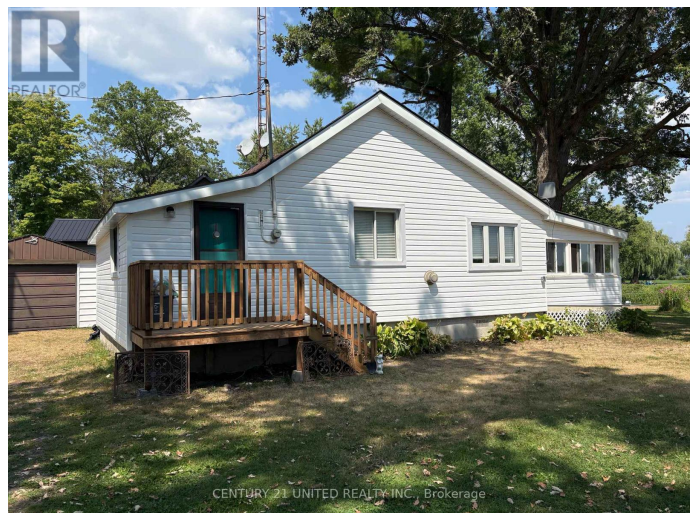
MLS® #X12201441

**\$349,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Rural Trent Hills, Trent Hills, Ontario

4 Season Waterfront on the Trent River. Currently utilized by the Seller as her permanent residence. Located just off a paved township road it is serviced by Municipal water service from Campbellford to Warkworth Institution at an installation cost to tie in of \$6000.00. The floors have been spray foam insulated and cellulose fibre insulation blown in the ceiling. The exterior walls have been insulated from the outside with Roxul and Tyvek wrapped with 1" SM and the majority of the windows upgraded. The home/cottage is heated by a propane floor furnace. It offers 2 bedrooms, updated 3 pc bath (shower), open concept living & dining area, 3 season sunroom faces due east with full view of the waterway, floors spray foam insulated with pine ceiling accent. A galley kitchen with washer & dryer area off kitchen. The septic system will be pumped and inspected by the Seller prior to closing. There is a single detached garage and storage building that can be a bunkie. All that's left to complete is the exterior siding, fascia and eavestroughs. The waterfrontage is not suitable for swimming. The public boat launch is mere minutes from the property and provides 15 miles of lock free boating between Lock 8 Bradley Bay and Lock 7 to Glen Ross at Frankford. A great investment rental or affordable weekend getaway. This property is close to both the municipalities of Campbellford and Warkworth, 20 minutes to Hwy #401 at Brighton, 1.5 hours to GTA. The lot size is 40' waterfrontage and



160' deep. There are 2 right-of-ways to the south of the cottage for backlot properties. 387 Percy Boom Road has 25' right-of-way and 385A has 20' right-of-way. (id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12201441     |
| Price     | \$349,000     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 385 C Pike Lane   |
| Subdivision | Rural Trent Hills |
| City        | Trent Hills       |
| Province    | Ontario           |
| Postal Code | K0L1L0            |

**Amenities**

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Hospital                                                                           |
| Utilities      | Electricity, Water Available, Telephone                                            |
| Features       | Level lot, Wooded area, Irregular lot size, Waterway, Open space, Flat site, Level |
| Parking Spaces | 4                                                                                  |
| Parking        | Detached Garage, Garage                                                            |
| # of Garages   | 2                                                                                  |
| View           | View, River view, View of water, Unobstructed Water View                           |
| Is Waterfront  | Yes                                                                                |
| Waterfront     | Waterfront                                                                         |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | TV Antenna                                                    |
| Appliances        | Water meter, Water Heater, Dryer, Stove, Washer, Refrigerator |
| Heating           | Propane Forced air                                            |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 1    |

## Exterior

|                 |                            |
|-----------------|----------------------------|
| Lot Description | 40 x 160 FT under 1/2 acre |
| Foundation      | Block                      |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | CENTURY 21 UNITED REALTY INC. |
|----------------|-------------------------------|



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Listing information last updated on October 27th, 2025 at 1:16am PDT