

\$1,299,000 - 1749 Youngs Point Road, Selwyn

MLS® #X12226393

\$1,299,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

Discover lakeside living at this stunning updated waterfront property nestled on the sandy shores of Katchewanooka Lake. Located just minutes from the picturesque village of Lakefield and a convenient 20-minute drive to Peterborough. Updates include a new furnace, AC, plumbing, roof and reverse osmosis system (2023) Whether you're seeking a year-round residence, a relaxing family retreat, or an income-generating short-term rental, this property delivers. Start your mornings with coffee on the newer expansive dock (2022), surrounded by mature trees, panoramic views, and the serene sounds of nature. Positioned directly on the Trent Severn Waterway and across from the renowned Katchawano Golf Course, outdoor recreation opportunities abound from boating and water sports to exceptional fishing. Inside, the home features modern finishes throughout. The fully renovated kitchen is equipped with stainless steel appliances, sleek cabinetry, countertops, and a convenient coffee station perfect for entertaining. The current layout includes 3 spacious bedrooms and two bathrooms, with potential to add a fourth/fifth bedroom in the expansive, unfinished lower level. Designed for both comfort and lifestyle, the home includes a spa-inspired setup with a hot tub and dedicated gym area. Relax by the cozy gas fireplace in the main living room or host guests in the lower-level family room, complete with a wood-burning fireplace. A generous



laundry area is also located on the lower level.
The massive 3-car garage, with metal roof
(2021) has ample space for parking plus more
space on the paved driveway. Only 1.5 hours
to the GTA. (id:6289)

Essential Information

Listing #	X12226393
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1749 Youngs Point Road
Subdivision	Selwyn
City	Selwyn
Province	Ontario
Postal Code	K0L2H0

Amenities

Amenities	Beach, Golf Nearby, Marina, Fireplace(s)
Utilities	Cable, Electricity
Features	Irregular lot size, Sloping, Carpet Free
Parking Spaces	11
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Dishwasher, Dryer, Furniture, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	90 x 402.2 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 UNITED REALTY INC.



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