

# \$299,000 - 194 Mcguire Beach Road, Kawartha Lakes (carden)

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MLS® #X12289121

**\$299,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Carden, Kawartha Lakes (carden), Ontario

Looking for the ideal location for a summer home, a renovation project, or an investment opportunity? This property offers value, potential, and proximity to nature. Located just 74 miles from Toronto, this 2-bedroom detached bungalow is nestled in the heart of Kawartha Lakes, with year-round access on a generous 72 ft x 227 ft lot backing onto serene, wooded farmland your very own private slice of countryside. Just a short walk away, enjoy shared water access to Canal Lake, complete with a dock and boat launch. Part of the Trent-Severn Waterway, Canal Lake is a haven for boating, fishing, and endless summer adventures. The property is also close to ATV and snowmobile trails, making it perfect for year-round recreation. Inside, you'll find a bright and inviting open-concept kitchen and living area with a cathedral ceiling, adding height and character to the space. A separate family room features a large picture window overlooking the front yard, while a sun-drenched sunroom with wall-to-wall windows offers a perfect spot to unwind or entertain. The home includes an existing 2-piece bathroom (sink not currently connected). Additional highlights include a new water pump, a large storage shed, an enclosed carport, and two extra outbuildings ideal for tools, equipment, or outdoor gear. (id:6289)



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12289121     |
| Price      | \$299,000     |
| Bedrooms   | 2             |
| Bathrooms  | 1.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 194 Mcguire Beach Road  |
| Subdivision | Carden                  |
| City        | Kawartha Lakes (carden) |
| Province    | Ontario                 |
| Postal Code | K0M2B0                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Marina                 |
| Features       | Level lot, Wooded area |
| Parking Spaces | 4                      |
| Parking        | Carport, No Garage     |
| # of Garages   | 1                      |

## Interior

|              |                                   |
|--------------|-----------------------------------|
| Appliances   | Water Heater, Stove, Refrigerator |
| Heating      | Propane Forced air                |
| Fireplace    | Yes                               |
| # of Stories | 1                                 |

## Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Aluminum siding |
| Lot Description | 72 x 227 FT     |
| Foundation      | Block           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RIGHT AT HOME REALTY |
|----------------|----------------------|



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