

# \$1,499,900 - 93 High Shore Road, Marmora And Lake (marmora Ward)

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MLS® #X12297487

**\$1,499,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Marmora Ward, Marmora And Lake (marmora Ward), Ontario

This meticulously, maintained custom built 7-year bungalow sits on the serene shores of Crowe Lake with fabulous western exposure, 150 ft of waterfront and amazing sunsets. Step into the bright gourmet kitchen, granite countertops, stainless steel appliances, center island. Flowing into the great room featuring ledge stone propane fireplace and walkout to the deck with glass railings. Dining room for entertaining. Primary bedroom, 4-piece ensuite, tile and glass walk-in shower, 2-piece powder room. Main floor laundry and access to the 1 1/2 heated garage. The fully finished lower-level boasts a family room, propane fireplace, 2 additional bedrooms, 4-piece bath and office area. Plenty of storage. Detached heated garage, perfect for a man cave. Enjoy the property with a second level sitting area for your late afternoon relaxation with a glass of wine. Stroll down to the 2 different areas with firepits. Adorable bunkie at waters edge. Excellent swimming, clean deep water. Premium lift up aluminum dock system. Expansive landscaping, gardens and armored stone. The home shows pride of ownership. If you are looking for a private waterfront escape, this is the one. A must to see. Minutes to the hamlet of Marmora, 10 minutes to Havelock, 35 minutes to Belleville and 45 minutes to Peterborough. Boat launch nearby. Move in and enjoy the lifestyle living on the



Essential Information

Listing #	X12297487
Price	\$1,499,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	93 High Shore Road
Subdivision	Marmora Ward
City	Marmora And Lake (marmora Ward)
Province	Ontario
Postal Code	K0K2M0

Amenities

Amenities	Golf Nearby, Hospital, Marina, Fireplace(s)
Utilities	Telephone
Features	Irregular lot size, Sloping, Level
Parking Spaces	13
Parking	Attached Garage, Garage
# of Garages	2
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water softener, Blinds, Dishwasher, Dryer, Water Heater, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	2
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Vinyl siding, Stone
Exterior Features	Landscaped
Lot Description	317.9 x 388.3 FT ; See documents for irregular measurements 1/2 - 1.99 acres
Foundation	Insulated Concrete Forms

## Listing Details

Listing Office BALL REAL ESTATE INC.



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