

\$699,000 - 44 Butternut Drive, Kawartha Lakes (fenelon)

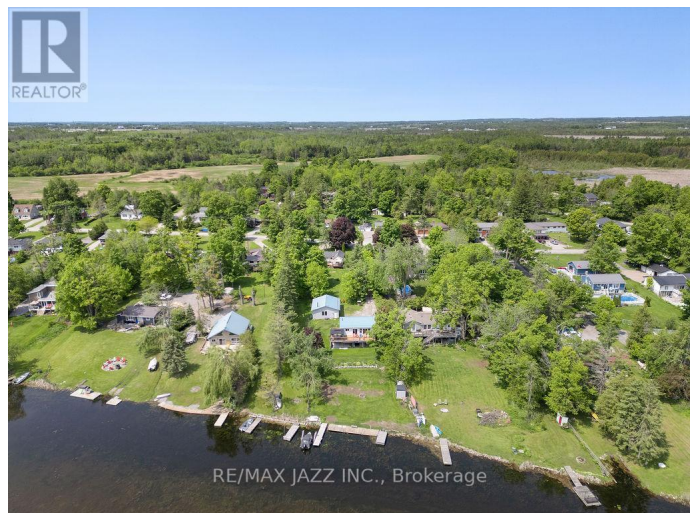
MLS® #X12298592

\$699,000

3 Bedroom, 2.00 Bathroom,
Single Family on 85.00 Acres

Fenelon, Kawartha Lakes (fenelon), Ontario

Easy maintenance, waterfront home on Sturgeon Lake, which is known for reliable depths for larger boats and access to connecting lakes .. This home is literally minutes from the town of Lindsay, off Angeline St. North. Vinyl-sided, metal-roofed home with a wheelchair accessibility ramp up to the deck overlooking the lake. Triple-sized, detached garage/workshop, heated and insulated with room for a workbench, motor boat storage on a trailer, car storage, lawn tractors, and general storage racks. Bright open concept home with the living/dining/kitchen areas all overlooking the lake with a walkout to the deck and Gazebo. Perfect layout for entertaining! See Feature Sheet attached for list of improvements made in the last 5 years and included in the purchase price. Lot is level on the roadside, with a gentle slope toward the lake, allowing for a walkout basement. Professional landscaping allows for a gentle, terraced slope down to the lake, where there is a new utility shed, 3 dock sections, a hydro plug, and a marine track to lift and secure your motor boat. (id:6289)



Essential Information

Listing #	X12298592
Price	\$699,000
Bedrooms	3
Bathrooms	2.00

Acres	85.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	44 Butternut Drive
Subdivision	Fenelon
City	Kawartha Lakes (fenelon)
Province	Ontario
Postal Code	K9V4R1

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship, Canopy, Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity, Wireless, Electricity Connected
Features	Irregular lot size, Waterway, Wheelchair access, Level, Carpet Free, Gazebo
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water purifier, Water softener, Dishwasher, Dryer, Microwave, Stove, Washer, Water Treatment, Refrigerator
Heating	Electric Heat Pump, Not known
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out, Separate entrance

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office RE/MAX JAZZ INC.



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