

\$1,098,000 - 41 Grandview Drive, Kawartha Lakes (emily)

MLS® #X12341792

\$1,098,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Emily, Kawartha Lakes (emily), Ontario

Great In-Law Potential Set back at the end of a long winding driveway atop a hill sits this expansive family home w incredible views on 1.2 private acres backing onto farmland close to Pigeon Lake. Boasting over 3000sf of finished living space above grade as well as full basement w 2 separate entrances. As soon as you enter the welcoming front foyer with clear sight lines to the trees in the back yard you will feel the warmth and charm that only a home enjoyed by the same family for 27 years can offer. The main floor offers a bright front living room that opens to a formal dining space just off of the eat-in kitchen w bonus produce sink & breakfast nook. Family room w soaring cathedral ceilings, gas fireplace & walk-out to 23'x14' deck. This level also offers office space, mudroom w garage access as well as a 2pc powder room. Spacious upstairs w primary retreat w walk-in closet, newly renovated modern 3pc ensuite and large private balcony where you can enjoy your morning coffee watching the sunrise over the rolling fields. A second primary-sized bedroom w vaulted ceilings with att'd laundry room that offers ensuite potential. Three additional bedrooms and a 5pc bathroom complete the upper floor. The partially-finished basement boasts high ceilings and great in-law potential w 2 separate entrances - walkout to yard and walkup to garage, 3pc bath, rec room area, spacious exercise room, large cold room,



storage/workshop and utility room. All that's needed to complete this space is some flooring, ceiling finishes and your creative touch. Enjoy sunrises on the back deck & sunsets from the full-length covered front veranda. This tree-lined property on quiet cul-de-sac offers an abundance of private outdoor space for gardening, recreation & relaxation. Nature enthusiasts will love the local wildlife including the majestic sounds of loons. Non-deeded water access nearby w a park is available for \$25/yr. Incredible lifestyle for whole family! (id:6289)

Essential Information

Listing #	X12341792
Price	\$1,098,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	41 Grandview Drive
Subdivision	Emily
City	Kawartha Lakes (emily)
Province	Ontario
Postal Code	K0L2W0

Amenities

Amenities	Park, Golf Nearby, Schools, Fireplace(s)
Features	Sump Pump
Parking Spaces	18
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Water Treatment, Central Vacuum, Dishwasher, Dryer, Freezer, Water Heater, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	150 x 333.3 FT 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office TFG REALTY LTD.



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