

\$774,999 - 11 Little Bay Drive, Kawartha Lakes (laxton/digby/longford)

MLS® #X12361953

\$774,999

3 Bedroom, 1.00 Bathroom,
Single Family on 110.00 Acres

Laxton/Digby/Longford, Kawartha Lakes
(laxton/digby/longford), Ontario

Adorable Turn-Key 4 Season Cottage/Home on the Gull River/Shadow Lake System. Welcome to your year-round retreat! This charming cottage/home is truly turn-key all the updates have been completed in 2023, so all you need to do is move in and start enjoying life at the lake. Nestled on the beautiful Gull River/Shadow Lake system, which also connects to Silver Lake, you'll have endless opportunities for boating, fishing, and hours of waterfront fun. Step inside and you'll find a cozy yet modern space with pine accents, brand new windows, pot-lights, and a welcoming fireplace. The home offers 3 bedrooms and an updated bathroom with a shower/tub combo, making it perfect for families or guests. With a new heat pump system, fresh insulation throughout, and even new furnishings included (beds ,sofa, TV,& more)comfort is built into every corner. Outside is where the magic truly happens a brand new wraparound deck with an 8-seater hot tub invites you to relax under the stars, while the new gazebo offers a perfect spot to sip your morning coffee or gather with friends. Evenings can be spent around the new fire pit with chairs, sharing stories and roasting marshmallows. Everything has been designed with easy living in mind: low-maintenance landscaping, a freshly updated driveway, and even RING security and high-speed Wi-Fi so



you can stay connected. 2 sheds provide plenty of space one for storage and one for tinkering in the workshop. For fun on the water, a fishing boat with motor and paddle boat are included, so you're ready to explore the river and lakes right away .Located just minutes from Fenelon Falls and within half an hour to Lindsay, Orillia, and Minden, you'll enjoy the convenience of nearby shops, restaurants, schools, and medical facilities yet still feel tucked away in a family-friendly, community-oriented neighbourhood. Whether you're looking for a full-time home, a family getaway, or a place to create lifelong memories, this property is ready for you !!
(id:6289)

Essential Information

Listing #	X12361953
Price	\$774,999
Bedrooms	3
Bathrooms	1.00
Acres	110.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	11 Little Bay Drive
Subdivision	Laxton/Digby/Longford
City	Kawartha Lakes (laxton/digby/longford)
Province	Ontario
Postal Code	K0M2L0

Amenities

Amenities	Beach, Golf Nearby, Place of Worship
Utilities	Electricity, Electricity Connected
Features	Wooded area, Flat site, Carpet Free, Gazebo
Parking Spaces	6

Parking	No Garage
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Water Heater, Alarm System, Stove, Water softener
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Block

Listing Details

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