

\$740,000 - 359 Avery Point Road, Kawartha Lakes (carden)

MLS® #X12381236

\$740,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Carden, Kawartha Lakes (carden), Ontario

Own the tip of the point and a piece of Ontario history. Welcome to Kozykorner, a rare and remarkable 4-season cottage that occupies the very tip of Avery Point on Lake Dalrymple, offering panoramic water views from every single window. This is more than just a cottage its a legacy nearly 125 years in the making. Originally built in 1919 by Charlie Querrie Stanley Cup-winning manager of the Toronto St. Patricks and a Lacrosse Hall of Famer this cottage began as a one-room hunting cabin. Over the decades, Kozykorner was expanded one room at a time, each addition a reflection of changing needs and growing family traditions. The original tongue-and-groove wood, vintage island, and dining table remain carrying nearly a century of stories within them. Lovingly maintained by just two families over the last century, this 3-bedroom, 1-bath cottage has evolved from humble beginnings into a warm, welcoming retreat. It still exudes the charm and character of its heritage while offering the upgrades and comforts of modern living. Step outside and you're surrounded by water on three sides. Spend your mornings sipping coffee as the lake sparkles around you, your afternoons swimming or paddling from your private shoreline, and your evenings watching the sunset paint the sky in every direction. There is truly nothing else like it. If you've been waiting for something extraordinary a cottage with soul, history, and



a setting that feels like it belongs in a Group of Seven painting this is it. Kozykorner is ready for its next chapter. Will it be yours? (id:6289)

Essential Information

Listing #	X12381236
Price	\$740,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	359 Avery Point Road
Subdivision	Carden
City	Kawartha Lakes (carden)
Province	Ontario
Postal Code	L0K1W0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Level lot, Flat site, Carpet Free
Parking Spaces	2
Parking	No Garage
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Water Heater, Water Treatment
Heating	Propane Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	90 x 200 FT under 1/2 acre
Foundation	Wood/Piers, Poured Concrete

Listing Details

Listing Office Century 21 Granite Realty Group Inc.



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