

\$699,000 - 71 Falls Bay Road, Kawartha Lakes (bobcaygeon)

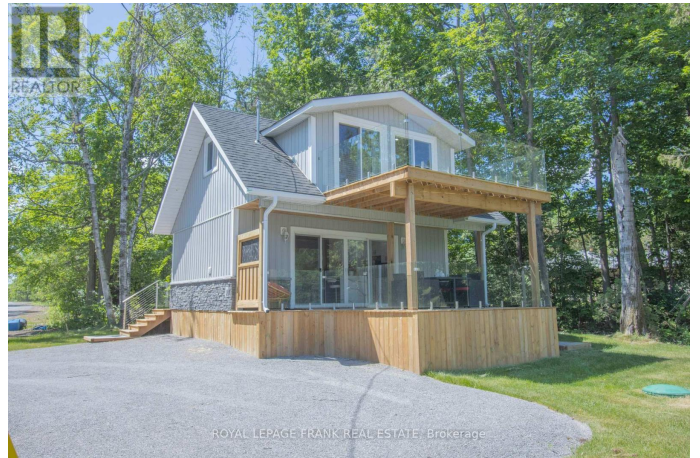
MLS® #X12381926

\$699,000

1 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Bobcaygeon, Kawartha Lakes (bobcaygeon),
Ontario

Welcome to your new four-season waterfront oasis, perfectly situated just minutes from the Sandbar on Pigeon Lake! This stunning 1.5 bedroom & 1 bathroom, newly built conversion home boasts an unbeatable location at the end of a four-season municipal road. The bay acts as a natural marina, providing excellent protection for your water toys from wind and waves. This property offers an array of impressive features, including an armor stone shoreline, a new drilled well, and an oversized 11,000L holding tank. You'll love the massive upper and lower decks with frameless glass railings, ideal for enjoying the breathtaking views. Inside, the bathroom, a live-edge staircase with a resin landing, and live-edge handrails. The final inspection for this home was granted in January 2025. This one-bedroom plus den home sits on a 44ft x 88ft north-west facing lot, offering protection from the elements while providing stunning views of the bay, lake, and unforgettable sunsets. The manageable lot size is perfect for those who prefer not to spend hours on yard work. This property is ideal for a small family or as a low-maintenance cottage. You can enjoy fishing for bass, musky, walleye, or panfish right from your own property. You'll be surrounded by multi-million dollar homes and benefit from a convenient location, just 1.5 hours from the 401/DVP, with the 407



extending to Highway 115, ensuring a smooth commute. Experience the luxury of living on your own land in a brand new waterfront home for the price of a local condo! (id:6289)

Essential Information

Listing #	X12381926
Price	\$699,000
Bedrooms	1
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	71 Falls Bay Road
Subdivision	Bobcaygeon
City	Kawartha Lakes (bobcaygeon)
Province	Ontario
Postal Code	K0M1A0

Amenities

Amenities	Place of Worship, Schools
Utilities	Cable, Electricity, Wireless, Electricity Connected, Telephone
Features	Level lot, Lighting, Dry, Level, Carpet Free
Parking Spaces	2
Parking	No Garage
View	View, Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Air exchanger
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Lot Description	44 x 88 FT under 1/2 acre
Foundation	Block, Slab

Listing Details

Listing Office ROYAL LEPAGE FRANK REAL ESTATE



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