

# \$735,000 - 1105 Primrose Lane, Selwyn

MLS® #X12389717

**\$735,000**

2 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

2-bedroom walkout bungalow with 80 feet of waterfront on the Otonabee River. Set on a deep, private lot, this home offers the space and comfort of year-round living, with the added bonus of cottage life right outside your back door. Inside, the thoughtful layout makes daily living seamless, with a bright kitchen, a spacious living area, and a sunroom designed to take in river views in every season. Step outside to launch a kayak, fish from the dock, make your way through the lock system as part of the Trent Severn Waterway, or simply relax in the peace and privacy your lot provides. When its time for errands, Peterborough and Lakefield are just minutes away, giving you the best of both worlds: convenience and calm. Whether you're looking for a full-time home or a weekend retreat to share with friends and family, this property makes it easy to settle in and enjoy the waterfront lifestyle. (id:6289)

## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12389717     |
| Price     | \$735,000     |
| Bedrooms  | 2             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1105 Primrose Lane |
| Subdivision | Selwyn             |
| City        | Selwyn             |
| Province    | Ontario            |
| Postal Code | K9J6X5             |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Beach, Marina                                                              |
| Utilities      | Cable, Electricity, Wireless, Natural Gas Available, Electricity Connected |
| Features       | Sump Pump                                                                  |
| Parking Spaces | 3                                                                          |
| Parking        | Carport, No Garage                                                         |
| # of Garages   | 1                                                                          |
| View           | River view, Direct Water View                                              |
| Is Waterfront  | Yes                                                                        |
| Waterfront     | Waterfront                                                                 |

## Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Water Heater, Water softener, Blinds, Dishwasher, Dryer, Oven, Stove, Washer, Refrigerator |
| Heating      | Electric Forced air                                                                        |
| Cooling      | Central air conditioning                                                                   |
| # of Stories | 1                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Walk out                                                                                   |

## Exterior

|                 |              |
|-----------------|--------------|
| Exterior        | Vinyl siding |
| Lot Description | 80 x 265 FT  |
| Foundation      | Concrete     |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | CENTURY 21 UNITED REALTY INC. |
|----------------|-------------------------------|



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