

\$749,000 - 78 Riverbank Road, Kawartha Lakes (somerville)

MLS® #X12405817

\$749,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Somerville, Kawartha Lakes (somerville),
Ontario

Move-In Ready Year-Round Waterfront Home On Burnt River. This Beautifully Maintained And Thoughtfully Updated 2-Bedroom, 1-Bath Home Offers The Perfect Blend Of Comfort And Waterfront Living. Set On A Private Treed Lot With 121 Ft Of Frontage On Burnt River, Its An Ideal Retreat For Swimming, Kayaking, Or Enjoying A Scenic Boat Ride To Cameron Lake. Inside, You'll Find A Newer Kitchen With Quartz Counters And Stainless Steel Appliances, A Bright Living Space With A Propane Fireplace (2024), And A Primary Bedroom With A Walkout To The Yard And Wall-To-Wall Closet. The Bathroom Includes A Convenient Laundry Closet, And A Mini-Split Heat Pump A/C Unit Ensures Year-Round Comfort. With 2 Bedrooms Currently, There Is Potential To Convert The Layout Back To 3 If Desired. The Property Features A Double Car Garage (23' X 19') With New Doors And Openers (2024), Upgraded Electrical And Lighting (2023), Plus Two Storage Sheds And A Shelterlogic Tent For All Your Gear. Outdoor Upgrades Include An Interlock Patio Walkway (2024), Metal Gazebo (2023), A Convenient Propane Hookup For The BBQ, And A Professionally Graded Driveway With French Drainage System (2023). A Steel Roof And Septic Tank Riser Lids (2023) Add Peace Of Mind For Years To Come. Enjoy Clean, Deep Water Off The Dock, Perfect For Swimming



On Summer Days. Located Just Minutes From
Fenelon Falls, Coboconk, And Highway 35,
This Property Combines Privacy,
Convenience, And A True Waterfront Lifestyle.
(id:6289)

Essential Information

Listing #	X12405817
Price	\$749,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	78 Riverbank Road
Subdivision	Somerville
City	Kawartha Lakes (somerville)
Province	Ontario
Postal Code	K0M1N0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Telephone, Wireless, Electricity Connected
Features	Irregular lot size, Sump Pump
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater, Water Treatment, Dishwasher, Dryer, Microwave, Range, Stove, Washer, Window Coverings, Refrigerator
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Heating	Electric, Other Heat Pump, Not known
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	121 x 187.2 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE KAWARTHA LAKES REALTY INC.



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