

# \$960,000 - 33 Northline Road, Kawartha Lakes (verulam)

MLS® #X12435512

**\$960,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Verulam, Kawartha Lakes (verulam), Ontario

Welcome to this immaculately maintained country home ideally situated on an extremely picturesque private 1 acre lot within walking distance to amenities in Fenelon Falls. This 4 bedroom/3 bathroom home provides almost 2,800 sq ft of living area on 4 levels, and was totally renovated down to the studs in 2014 including new wiring and insulation. The open concept main living area is highlighted by a large and bright kitchen that overlooks the dining area and living room featuring a cozy propane fireplace. The main floor family room features a beautiful stone fireplace, laundry room, an enclosed front entrance porch and an expansive attached double garage. The upper level has three good sized bedrooms and a bathroom including a recently redone gorgeous walk-in shower. The basement includes a rec room, large guest bedroom and bathroom. The grounds are beautifully landscaped with an abundance of perennial beds and large mature trees. The west facing back yard features a covered flagstone patio facing a pond with waterfall. Enjoy your days in the large Artic Spa hot tub or sit around the fire pit to enjoy the sunsets. An insulated and heated garage/workshop is located in the back yard along with a garden shed for your toys. A new septic system was installed in 2014, and there is a lengthy list of recent enhancements, including a new asphalt driveway (2020) and furnace and a/c (2022). Close to access nearby ATV/snowmobile/walking trails!  
(id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12435512     |
| Price     | \$960,000     |
| Bedrooms  | 4             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 33 Northline Road        |
| Subdivision | Verulam                  |
| City        | Kawartha Lakes (verulam) |
| Province    | Ontario                  |
| Postal Code | K0M1N0                   |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Beach, Golf Nearby, Fireplace(s)                        |
| Utilities      | Electricity, Telephone, Wireless, Electricity Connected |
| Features       | Wooded area, Level                                      |
| Parking Spaces | 15                                                      |
| Parking        | Attached Garage, Garage                                 |
| # of Garages   | 2                                                       |

## Interior

|                 |                                                                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Hot Tub, Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator |
| Heating         | Propane Forced air                                                                                                                                                |
| Cooling         | Central air conditioning                                                                                                                                          |
| Fireplace       | Yes                                                                                                                                                               |
| # of Fireplaces | 2                                                                                                                                                                 |
| Has Basement    | Yes                                                                                                                                                               |
| Basement        | Walk-up                                                                                                                                                           |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Brick, Vinyl siding                            |
| Exterior Features | Lawn sprinkler, Landscaped                     |
| Lot Description   | 150 x 300 FT ; Northline Road 1/2 - 1.99 acres |

Foundation

Block

## Listing Details

Listing Office

KAWARTHA WATERFRONT REALTY INC.



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