

\$839,000 - 3012 Greenwood Lane, Selwyn

MLS® #X12474276

\$839,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

Serenity Meets Convenience At This Beautifully Renovated, Four-Season Waterfront Cottage On Upper Buckhorn Lake. This Well-Maintained, Tastefully Updated, Turn-Key Property Sits On A Year-Round Accessible Road And Offers 85 Feet Of Private Waterfront With Direct Access To The Trent Severn Waterway - Perfect For Boating, Swimming, And Fishing Right From Your Own Dock. The Cottage Features 3 Bedrooms And 2 Stylishly Updated Bathrooms With Desirable Western Exposure. The Modern Kitchen Boasts Stainless Steel Appliances, While The Open-Concept Living And Dining Area Flows Seamlessly Onto A Spacious Deck With A Hot Tub And Stunning Lake Views. Cozy Up By The Woodstove On Cool Evenings Or Entertain Family And Friends On The Level Lot That's Accessible For All Ages. Substantial Upgrades Include A New Septic System (2022), Water Well (2022), And New Breaker Panel (2022), Plus An Energy-Efficient Heat Pump To Keep You Comfortable Year-Round. Additional Highlights Include Two Smaller Sheds, And A Large Charming Bunkie/Shed That Can Be Converted Into A Rec Room Or Extra Living Space. Located Just Minutes From The Amenities And Restaurants In Lakefield, 9 Minutes To Buckhorn For Dinner, Groceries, LCBO And More, And Only 25 Minutes To Peterborough. With Weekly Garbage And Recycling Pickup Right At The Curb, High-Speed Bell Internet Availability, And Strong Potential For Rental Income, This



Property Offers The Perfect Balance Of Relaxation And Investment. Whether You're A Boater, Kayaker, Paddleboarder, Or Simply Seeking A Peaceful Escape, This Cottage Is A True Gem With Lots Of Waterways To Explore - Don't Miss Your Chance To Own A Slice Of Paradise. Come And Fall In Love With This Beauty. (id:6289)

Essential Information

Listing #	X12474276
Price	\$839,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3012 Greenwood Lane
Subdivision	Selwyn
City	Selwyn
Province	Ontario
Postal Code	K0L2H0

Amenities

Utilities	Electricity
Features	Irregular lot size, Carpet Free
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water purifier, Water Heater, All, Dryer, Furniture, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Heat Pump, Not known
Cooling	Wall unit
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	127.2 x 171.5 FT ; One
Foundation	Unknown

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC.



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Listing information last updated on October 28th, 2025 at 3:16pm PDT