

\$1,199,000 - 2566 Fire Route 37, Selwyn

MLS® #X12480472

\$1,199,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

Welcome to this stunning Lower Buckhorn Lake home with a wet slip boat house and three-bay garage. This 3-bedroom, 2-bathroom home completely renovated in 2008 and has been continuously improved since, it combines modern comfort with the serenity of lakeside living. The heart of the home is the 2021 custom kitchen, featuring cathedral ceilings, granite countertops, and updated appliances. Its spacious, open design flows seamlessly onto a large covered balcony overlooking Deer Bay. The main floor includes a large bedroom with four windows and a cathedral ceiling. Also on the main floor is laundry facilities (2021), and a versatile second bedroom/office. The finished basement provides additional living space with a cozy wood-burning fireplace, the third bedroom, and a walk-out to a private patio with easy water access. This home is truly turnkey, with all major systems and features already taken care of. Renovations as follows: In 2008 a Complete home update. In 2021 a New custom kitchen (cabinets, granite countertops, appliances). In 2021 a New Furnace & central air. In 2023 a New three-bay garage with insulated loft space (permit closed). In 2024 a Septic system (permit closed). In 2024 a Metal roof on main house. For those who love the water, this property includes a boat house, docks with a 4 foot depth that goes down to 20 feet - perfect for swimming, boating, and excellent fishing. This property has calm waters, minimal boat traffic, welcoming



neighbours, with hiking trails on the other side of the road. This home offers the perfect balance of modern upgrades, spacious living, and a waterfront lifestyle just 20 minutes from downtown Peterborough and 1.5 hours from Toronto. (id:6289)

Essential Information

Listing #	X12480472
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2566 Fire Route 37
Subdivision	Selwyn
City	Selwyn
Province	Ontario
Postal Code	K0L2H0

Amenities

Features	Flat site
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, All
Heating	Propane Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Lot Description	105 x 162.5 FT
Foundation	Block

Listing Details

Listing Office	BALL REAL ESTATE INC.
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