

# \$1,478,000 - 7 Avalon Drive, Kawartha Lakes (verulam)

MLS® #X9369883

**\$1,478,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Verulam, Kawartha Lakes (verulam), Ontario

The Esturion Elevation A with a double car garage front facing (third bay optional) "to be built", a testament to meticulous craftsmanship and exquisite attention to detail. Open concept great room captivates with a view over an abundant forest and just steps from the waterfront on Sturgeon lake. The culinary haven of our kitchen features large island for entertaining. This 3 bedroom residence offers a harmonious blend of elegance and comfort. Featuring our triple car garage, room for your toys. Full walkout lower level offers endless potential. Elevate your lifestyle in this new Sturgeon Lakeside Development. Short stroll down to the 160' communal dock and enjoy all the Trent Severn Waterway has to offer. Looking for Peace and Serenity, your destination is here. **\*\*EXTRAS\*\*** Follow the private gravel pathway to the 160' dock and enjoy all the Trent Severn Waterway has to offer. 15min. from Bobcaygeon, Fenelon Falls and 1 1/2 hours from GTA! Immerse yourself in the epitome of refined living. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X9369883      |
| Price     | \$1,478,000   |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |

|          |          |
|----------|----------|
| Sub-Type | Freehold |
| Style    | Bungalow |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 7 Avalon Drive           |
| Subdivision | Verulam                  |
| City        | Kawartha Lakes (verulam) |
| Province    | Ontario                  |
| Postal Code | K0M1N0                   |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Utilities      | Cable, Electricity, Electricity Available |
| Features       | Wooded area                               |
| Parking Spaces | 7                                         |
| Parking        | Attached Garage                           |
| # of Garages   | 1                                         |
| Is Waterfront  | Yes                                       |
| Waterfront     | Waterfront                                |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Water Heater                           |
| Heating      | Electric, Propane Heat Pump, Not known |
| Cooling      | None                                   |
| # of Stories | 1                                      |
| Basement     | Walk out                               |

### Exterior

|                 |                               |
|-----------------|-------------------------------|
| Exterior        | Brick, Vinyl siding           |
| Lot Description | 120 x 207 FT 1/2 - 1.99 acres |
| Foundation      | Poured Concrete               |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ROYAL LEPAGE FRANK REAL ESTATE |
|----------------|--------------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 25th, 2025 at 10:31pm PDT