

# \$1,444,000 - 8 Avalon Drive, Kawartha Lakes (verulam)

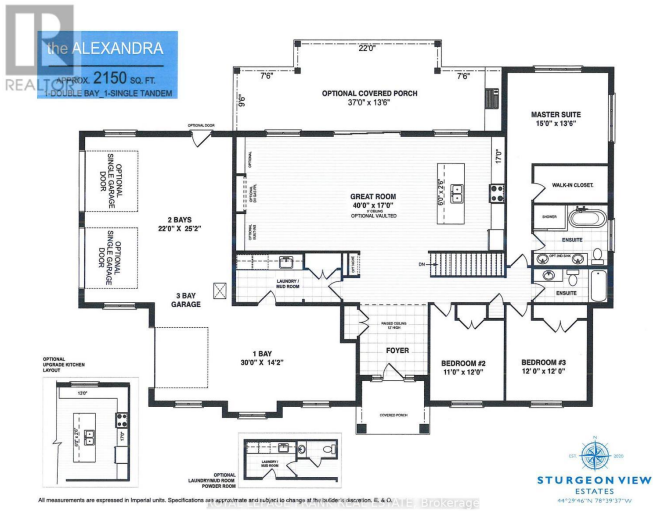
MLS® #X9376523

**\$1,444,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Verulam, Kawartha Lakes (verulam), Ontario

Located on a large corner lot. Experience refined living in The Alexandra Elevation A forward facing, 2150sq.ft (to be built). Meticulously crafted residence with many Elevations to choose from. Great Room finished with gleaming hardwood floors, situated on oversized lots. Gourmet Kitchen with breakfast island for entertaining, open concept to Dining and Great Room. All homes are just a short stroll down to the Community shared 160' dock on Sturgeon Lake. Enjoy all the Trent Severn has to offer and proximity to Bobcaygeon and Fenelon Falls only 15 min. from site. Golf and Country Spa with Dining only 5 minutes from Sturgeon View Estates. Choose your finishes and settle here in 2025! POTL fees \$66.50 per month includes dock maintenance **\*\*EXTRAS\*\*** Looking for a destination for your Dream Home only 15 min. from Bobcaygeon and Fenelon Falls and 11/2 from the GTA. Aspire Sturgeon Developments are the Custom Home Builders for this site, and an option for your build! Primary picture features Elevation CC side facing. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | X9376523    |
| Price     | \$1,444,000 |
| Bedrooms  | 3           |
| Bathrooms | 2.00        |
| Acres     | 0.00        |

|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 8 Avalon Drive           |
| Subdivision | Verulam                  |
| City        | Kawartha Lakes (verulam) |
| Province    | Ontario                  |
| Postal Code | K0M1N0                   |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Golf Nearby     |
| Utilities      | Electricity     |
| Features       | Flat site       |
| Parking Spaces | 4               |
| Parking        | Attached Garage |
| # of Garages   | 1               |
| View           | Lake view       |

### Interior

|              |                    |
|--------------|--------------------|
| Heating      | Propane Forced air |
| Cooling      | None               |
| # of Stories | 1                  |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Brick, Stone    |
| Lot Description | 164 x 207.4 FT  |
| Foundation      | Poured Concrete |

### Listing Details

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



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Listing information last updated on October 26th, 2025 at 1:01am PDT