

Property Client Full

26 Greenwood Crescent, Kawartha Lakes, Ontario K0M 1T0

Listing

26 Greenwood Cres Kawartha Lakes
Active / Residential Freehold / Detached

MLS®#: X12846586
List Price: \$1,098,000

New Listing



Kawartha Lakes/Kawartha Lakes/Carden

Tax Amt/Yr: **\$4,385.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **LT 62 PL 508 CITY OF KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **12+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **80.00** Fronting On: **E**
 Lot Depth: **202.00**
 Lot Size Code: **Feet**
 Zoning: **RR3**
 Dir/Cross St: **County Rd 48/Bolsover Road**

PIN #: **631700293** ARN #: **165116005003567** Contact After Exp: **No**
 Holdover: **90**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Stone, Vinyl Siding	Utilities: No Gas, Hydro, No Sewers, No Cable Municipal
Basement: Yes/Finished, Full	Garage: Yes	Water: Water Treatment
Fireplace/Stv: No	Gar/Gar Spcs: Attached Garage/2.0	Water Supply Type: Water Treatment
Interior Feat: Water Treatment	Drive Pk Spcs: 6.00	Water Delivery Feat: Water Treatment
Parking Feat: Private Double	Tot Pk Spcs: 8.00	Water Meter: Trent System
Heat: Forced Air, Heat Pump	Pool: None	Waterfront Feat: Not Applicable
Heat Source: Electric	Room Size: Garbage Pickup, Internet High Speed, Underground Wiring	Waterfront Struc: Not Applicable
A/C: Yes/Central Air	Rural Services: Garbage Pickup, Internet High Speed, Underground Wiring	Well Capacity: Septic
Central Vac: No	Security Feat:	Well Depth: Unknown
Apx Age: 31-50		Sewers: Septic
Laundry Lev: Main		Special Desig: Unknown
Property Feat: Golf, Lake/Pond, School Bus Route		Farm Features: Fully
Exterior Feat: Deck, Patio		Winterized: Fully
Roof: Metal		
Foundation: Concrete Block		
Topography: Level		
Soil Type:		
Alternate Power: None		
Water Name: Canal Lake		
Waterfront Y/N: Yes	Waterfront: Direct	Island YN: No
Water Struct: Not Applicable	Easements/Restr: Unknown	
Water Features: Trent System		
Under Contract: Hot Water Tank-Electric	Dev Charges Paid:	HST App To SP: Not Subject to HST
Access To Property: Yr Rnd Municipal Rd	Shoreline Exposure: East	
Shoreline: Clean		
Shoreline Road Allowance: None	Water View: Direct	Channel Name:
Docking Type: Private	Lot Shape: Rectangular	Lot Size Source:
View: Lake		

Remarks/Directions

Client Rmks: This comprehensively updated and immaculately maintained lake house offers all that is great about waterfront living while residing within easy commuting distance to the northern GTA. Located in the friendly community of Western Trent on the desirable south-western shore of Canal Lake, the property provides 80 ft of waterfront on a level lot with lovely vistas to the opposite shore. The home features over 2,200 sq ft of living space including the fully finished basement, and has a brand new feel owing to the long list of recent renovations including all new stone and vinyl siding, metal roof, and a new double attached drive-through garage with a paved driveway. Interior renovations include a new kitchen and appliances, new flooring, ceilings, crown molding, California shutters, and a new sliding door that leads to a rebuilt multi-level deck and patio. The home is exceptionally energy efficient with upgraded insulation and a newer (2018) heat pump and electric furnace. Both the roadside and waterside yards have been professionally landscaped, and mature trees along the lot lines ensure excellent privacy. The living is easy here as the municipality provides the water supply, weekly garbage collection and timely snow clearing along paved Greenwood Crescent. Canal Lake has excellent fishing, and one can access the entire Trent-Severn waterway from the dock. The Western Trent Golf Course is a two-minute drive away. There is a lengthy list of inclusions as a bonus.

Inclusions: Refrigerator, stove, dishwasher, microwave, washer, dryer, window coverings, dock, Generac portable generator with transfer switch, white entertainment cabinet in main floor Living Room with Napoleon electric fireplace and TV with wall mount, pool table, Napoleon electric fireplace and TV in Rec Room, gym equipment and fridge and freezer in basement, canoe and paddles, Dot patio set (2023), deck box, snowblower and yard tools.

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.41 M X 3.28 M	17.74 Ft x 10.76 Ft		
Dining Room	Main	5.41 M X 2.82 M	17.74 Ft x 9.25 Ft		
Kitchen	Main	3.71 M X 2.82 M	12.17 Ft x 9.25 Ft		
Primary Bedroom	Main	3.76 M X 3.53 M	12.33 Ft x 11.58 Ft		
Bedroom	Main	3.25 M X 3.2 M	10.66 Ft x 10.49 Ft		
Bedroom	Main	3.96 M X 2.92 M	12.99 Ft x 9.58 Ft		
Laundry	Main	2.74 M X 1.42 M	8.98 Ft x 4.65 Ft		
Recreation	Basement	11.58 M X 6.76 M	37.99 Ft x 22.17 Ft		
Exercise Room	Basement	4.32 M X 3.89 M	14.17 Ft x 12.76 Ft		
Utility Room	Basement	5.64 M X 4.32 M	18.50 Ft x 14.17 Ft		
Bathroom	Main			1	
Bathroom	Basement			3	