

Property Client Full

33 Northline Road, Kawartha Lakes, Ontario K0M 1N0

Listing

[33 Northline Rd Kawartha Lakes](#)

Active / Residential Freehold / Detached

MLS®#: **X13518488**

List Price: **\$829,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon Falls

Tax Amt/Yr: **\$4,185.58/2025** Transaction: **Sale**
SPIS: **No** DOM: **5**
Legal Desc: **PT E PT LT 24 CON 11 FENELON PT 1, 57R1494; KAWARTHA LAKES**

Style: **Sidesplit** Rooms Rooms+: **15+0**
Fractional Ownership: BR BR+: **4(3+1)**
Assignment: Baths (F+H): **3(3+0)**
Link: **No** SF Range: **2000-2500**
Storeys: SF Source: **LBO Provided**
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **150.00** Fronting On: **W**
Lot Depth: **300.00** Builder Name:
Lot Size Code: **Feet**
Zoning: **RR2**
Dir/Cross St: **County Road 121**

PIN #:	631570089	ARN #:	165121006007602	Contact After Exp:	No
Holdover:	90			Survey Year/Type:	Boundary Only
Possession:	Flexible	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Brick, Vinyl Siding	Utilities:	No Gas, Hydro, No
Fam Rm:	Yes	Garage:	Yes		Sewers, No Cable,
Basement:	Yes/Finished, Walk-Up	Gar/Gar Spcs:	Attached Garage/5.0		Telephone
Fireplace/Stv:	Yes	Drive Pk Spcs:	13.00	Water:	Well
Fireplace Feat:	Family Room, Living Room, Propane	Tot Pk Spcs:	18.00	Water Supply Type:	Drilled Well
Interior Feat:	Auto Garage Door Remote, Propane Tank, Water Heater Owned, Workbench	Pool:	None	Water Delivery Feat:	UV System, Water Treatment
Parking Feat:	Private Triple	Room Size:	Cell Services, Electrical, Garbage Pickup, Internet High Speed, Recycling Pckup, Telephone Smoke Detector	Water Meter:	
Heat:	Forced Air	Rural Services:		Waterfront Feat:	
Heat Source:	Propane	Security Feat:		Waterfront Struc:	
A/C:	Yes/Central Air			Well Capacity:	
Central Vac:	No			Well Depth:	
Apx Age:	31-50			Sewers:	Septic
Laundry Lev:	Main			Special Desig:	Unknown
Property Feat:	Beach, Golf, Rec Centre, Wooded/Treed, Fenced Yard, School Bus Route			Farm Features:	
Exterior Feat:	Hot Tub, Landscaped, Lawn Sprinkler System, Patio, Porch Enclosed, Privacy, Private Pond			Winterized:	Fully
Roof:	Asphalt Shingle				
Foundation:	Block				
Topography:	Level, Wooded/Treed				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struc:		Easements/Restr:	Unknown		
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Paved Road, Yr Rnd Municipal Rd				
View:	Trees/Woods	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse
		Remarks/Directions			

Client Rmks: **Welcome to this immaculately maintained country home ideally situated on an extremely picturesque private 1 acre lot within walking distance to amenities in Fenelon Falls. This 4 bedroom/3 bathroom home provides almost 2,800 sq ft of living area on 4 levels, and was totally renovated down to the studs in 2014 including new wiring and insulation. The open concept main living area is highlighted by a large and bright kitchen that overlooks the dining area and living room featuring a cozy propane fireplace. The main floor family room features a beautiful stone fireplace, laundry room, an enclosed front entrance porch and an expansive attached double garage. The upper level has three good sized bedrooms and a bathroom including a recently redone gorgeous walk-in shower. The basement includes a rec room, large guest bedroom and bathroom. The grounds are beautifully landscaped with an abundance of perennial beds and large mature trees. The west facing back yard features a covered flagstone patio facing a pond with waterfall. Enjoy your days in the large Arctic Spa hot tub or sit around the fire pit to enjoy the sunsets. An insulated and heated garage/workshop is located in the back yard along with a garden shed for your toys. A new septic system was installed in 2014, and there is a lengthy list of recent enhancements, including a new asphalt driveway (2020) and furnace and a/c (2022). Close to access nearby ATV/snowmobile/walking trails!**

Inclusions: **Dishwasher, dryer, washer, microwave, refrigerator, stove, wine cooler, garage door openers, hot tub, hot water tank owned, window coverings, smoke detectors.**

Rooms**MLS® #: X13518488**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.87 M X 5.46 M	19.26 Ft x 17.91 Ft		
Kitchen	Main	5.53 M X 2.44 M	18.14 Ft x 8.01 Ft		
Dining Room	Main	5.53 M X 3.66 M	18.14 Ft x 12.01 Ft		
Family Room	Main	3.62 M X 7.47 M	11.88 Ft x 24.51 Ft		
Laundry	Main	4.53 M X 2.01 M	14.86 Ft x 6.59 Ft		
Foyer	Main	3.92 M X 2.81 M	12.86 Ft x 9.22 Ft		
Primary Bedroom	Second	3.81 M X 4.94 M	12.50 Ft x 16.21 Ft		
Bedroom	Second	4.38 M X 3.38 M	14.37 Ft x 11.09 Ft		
Bedroom	Second	3.35 M X 2.98 M	10.99 Ft x 9.78 Ft		
Recreation	Basement	3.94 M X 5.3 M	12.93 Ft x 17.39 Ft		
Bedroom	Basement	3.96 M X 5.3 M	12.99 Ft x 17.39 Ft		
Utility Room	Basement	2.58 M X 3.59 M	8.46 Ft x 11.78 Ft		
Bathroom	Main			3	
Bathroom	Second			3	
Bathroom	Basement			3	

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