

Property Client Full

33 Northline Road, Kawartha Lakes, Ontario K0M 1N0

Listing

33 Northline Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X13081276

List Price: \$849,900

Price Decrease



Kawartha Lakes/Kawartha Lakes/Verulam

Tax Amt/Yr: **\$4,185.58/2025** Transaction: **Sale**
 SPIS: **No** DOM: **29**
 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 + Fam Rm: 1 (1+0) Basement: Yes Fireplace/Stv: Yes/Finished, Walk-Up Fireplace Feat: Yes Interior Feat: Family Room, Living Room, Propane Parking Feat: Auto Garage Door Remote, Propane Tank, Water Heater Owned, Workbench Heat: Private Triple Forced Air Heat Source: Propane A/C: Yes/Central Air Central Vac: No Apx Age: 31-50 Laundry Lev: Main Property Feat: Beach, Golf, Rec Centre, Wooded/Treed, Fenced Yard, School Bus Route Exterior Feat: Hot Tub, Landscaped, Lawn Sprinkler System, Patio, Porch Enclosed, Privacy, Private Pond Roof: Asphalt Shingle Foundation: Block Topography: Level, Wooded/Treed Soil Type: Waterfront Y/N: No Water Struct: Under Contract: Propane Tank Access To Property: Paved Road, Yr Rnd Municipal Rd View: Trees/Woods	Exterior: Brick, Vinyl Siding Garage: Yes Gar/Gar Spcs: Attached Garage/5.0 Drive Pk Spcs: 13.00 Tot Pk Spcs: 18.00 Pool: None Room Size: Rural Services: Cell Services, Electrical, Garbage Pickup, Internet High Speed, Recycling Pckup, Telephone Security Feat: Smoke Detector	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Water: Well Water Supply Type: Drilled Well Water Delivery Feat: UV System, Water Treatment Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully
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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® #: X13081276

<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	19.25 Ft x 17.91 Ft		
Kitchen	Main	5.54 M X 2.44 M	18.17 Ft x 8.00 Ft		
Dining Room	Main	5.54 M X 3.66 M	18.17 Ft x 12.00 Ft		
Family Room	Main	3.63 M X 7.47 M	11.90 Ft x 24.50 Ft		
Laundry	Main	4.55 M X 2.01 M	14.92 Ft x 6.59 Ft		
Primary Bedroom	Second	3.81 M X 4.93 M	12.49 Ft x 16.17 Ft		
Bedroom	Second	4.39 M X 3.38 M	14.40 Ft x 11.08 Ft		
Bedroom	Second	3.35 M X 2.97 M	10.99 Ft x 9.74 Ft		
Recreation	Basement	3.94 M X 5.31 M	12.92 Ft x 17.42 Ft		
Bedroom	Basement	3.96 M X 5.31 M	12.99 Ft x 17.42 Ft		
Utility Room	Basement	2.57 M X 3.58 M	8.43 Ft x 11.74 Ft		
Bathroom	Main			3	
Bathroom	Second			3	
Bathroom	Basement			3	

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