

## Property Client Full

33 Northline Road, Kawartha Lakes, Ontario K0M 1N0

Listing

**33 Northline Rd Kawartha Lakes**

**Active / Residential Freehold / Detached**

MLS®#: **X12435512**

List Price: **\$960,000**

**New Listing**



### Kawartha Lakes/Kawartha Lakes/Verulam

Tax Amt/Yr: **\$4,185.58/2025** Transaction: **Sale**  
SPIS: **No** DOM: **1**  
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: **Northline Road** SF Source: **LBO Provided**  
Lot Irreg: **150.00** Lot Acres: **0.50 - 1.99**  
Lot Front: **300.00** Fronting On:  
Lot Depth: **Feet**  
Lot Size Code: **RR2**  
Zoning: **County Road 121**  
Dir/Cross St:

|                          |   |                   |  |                          |  |
|--------------------------|---|-------------------|--|--------------------------|--|
| PIN #:                   | <b>631570089</b>  | ARN #:            | <b>165121006007602</b>   | Contact After Exp:       | <b>No</b>  |
| Holdover:                | <b>90</b>   | Possession Date:  |  |                          |  |
| Possession:              | <b>Flexible</b>   |                   |  |                          |  |
| Kitch Kitch + Island YN: | <b>1 (1+0)</b>  | Exterior:         | <b>Brick, Vinyl Siding</b>   | Utilities:               | <b>No Gas, Hydro, No Sewers, No Cable, Telephone</b> |
| Fam Rm:                  | <b>Yes</b>  | Garage:           | <b>Yes</b>   | Water:                   | <b>Well</b>  |
| Basement:                | <b>Yes/Finished, Walk-Up</b>  | Gar/Gar Spcs:     | <b>Attached Garage/2.0</b>   | Water Supply Type:       | <b>Drilled Well</b>                                  |
| Fireplace/Stv:           | <b>Yes</b>  | Drive Pk Spcs:    | <b>13.00</b>   | Water Supply:            | <b>UV System, Water Treatment</b>                    |
| Fireplace Feat:          | <b>Family Room, Living Room, Propane</b>  | Tot Pk Spcs:      | <b>15.00</b>   | Water Meter:             |  |
| Interior Feat:           | <b>Auto Garage Door Remote, Propane Tank, Water Heater Owned, Workbench</b>                     | Pool:             | <b>None</b>  | Waterfront Feat:         |  |
| Parking Feat:            | <b>Private Triple</b>   | Room Size:        |  | Waterfront Struc:        |  |
| Heat:                    | <b>Forced Air, Propane</b>  | Rural Services:   | <b>Cell Services, Electrical, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone</b> | Well Capacity:           |  |
| A/C:                     | <b>Yes/Central Air</b>  | Security Feat:    | <b>Smoke Detector</b>  | Well Depth:              |  |
| Central Vac:             | <b>No</b>   |                   |  | Sewers:                  | <b>Septic</b>  |
| Apx Age:                 | <b>31-50</b>  |                   |  | Special Desig:           | <b>Unknown</b>                                       |
| Laundry Lev:             | <b>Main</b>   |                   |  | Farm Features:           |  |
| Property Feat:           | <b>Beach, Golf, Rec Centre, Wooded/Treed, Fenced Yard, School Bus Route</b>                     |                   |  | Winterized:              | <b>Fully</b>   |
| Exterior Feat:           | <b>Hot Tub, Landscaped, Lawn Sprinkler System, Patio, Porch Enclosed, Privacy, Private Pond</b> |                   |  |                          |  |
| Roof:                    | <b>Asphalt Shingle</b>  |                   |  |                          |  |
| Foundation:              | <b>Block</b>  |                   |  |                          |  |
| Topography:              | <b>Level, Wooded/Treed</b>  |                   |  |                          |  |
| Soil Type:               |   |                   |  |                          |  |
| Waterfront Y/N:          | <b>No</b>   | Waterfront:       |  | Waterfront Frontage (M): |  |
| Water Struct:            |   | Easements/Restr:  | <b>Unknown</b>   | HST App To SP:           | <b>Not Subject to HST</b>                            |
| Under Contract:          |   | Dev Charges Paid: |  | Lot Size Source:         | <b>GeoWarehouse</b>                                  |
| Access To Property:      | <b>Paved Road, Yr Rnd Municipal Rd</b>  | Lot Shape:        | <b>Rectangular</b>   |                          |  |
| View:                    | <b>Trees/Woods</b>  |                   |  |                          |  |

### 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 Artic 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, garage door openers, hot tub, hot water tank owned, microwave, refrigerator, smoke detectors, stove, washer, window coverings, wine cooler.**

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Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

**Prepared By: DAVID DONAIS, Broker of Record**

**Date Prepared: 10/01/2025**

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