

Property Client Full

37 Duncombe Drive, Kawartha Lakes, Ontario K0M 1K0

Listing

37 Duncombe Dr Kawartha Lakes
Active / Residential Freehold / Detached

MLS®#: X13049162
List Price: \$1,199,000

New Listing



Kawartha Lakes/Kawartha Lakes/Bexley

Tax Amt/Yr: **\$7,654.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 31 PL 372 PT 2 57R3694; CITY OF KAWARTHA LAKES**

Style: 1 1/2 Storey	Rooms Rooms+: 9+0
Fractional Ownership:	BR BR+: 3(3+0)
Assignment:	Baths (F+H): 2(1+1)
Link: No	SF Range: 2000-2500
Storeys: 1.5	SF Source: LBO Provided
Lot Irreg:	Lot Acres: 0.50 - 1.99
Lot Front: 138.00	Fronting On: W
Lot Depth: 171.00	Builder Name:
Lot Size Code: Acres	
Zoning: LSR	
Dir/Cross St: Hwy 35/Everett Rd	

PIN #: 631180085	ARN #: 165131005033400	Contact After Exp: No
Holdover: 90		Survey Year/Type: 1983/Boundary Onl
Possession: Flexible	Possession Date:	

Kitch Kitch + 1 (1+0) Fam Rm: No Basement: Yes/Crawl Space Fireplace/Stv: Yes Interior Feat: ERV/HRV, Sump Pump, Water Heater Owned, Water Softener	Exterior: Board/Batten, Wood Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 6.00 Pool: None Room Size: Rural Services: Garbage Pickup, Internet High Speed, Underground Wiring	Utilities: No Gas, Hydro, No Sewers, No Cable Well Water: Drilled Well Water Supply Type: UV System, Water Treatment Water Delivery Feat: Water Meter: Waterfront Feat: Dock, Trent System Waterfront Struc: Not Applicable Well Capacity: 5.00 Well Depth: 27.00 Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully
Parking Feat: Private Heat: Forced Air Heat Source: Propane A/C: Yes/Central Air Central Vac: No Apx Age: 6-15 Laundry Lev: Main Property Feat: Waterfront Roof: Metal Foundation: Poured Concrete Topography: Level Soil Type: Alternate Power: Unknown	Security Feat: Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: West	Island YN: No HST App To SP: Included In Channel Name: Lot Size Source:

Remarks/Directions

Client Rmks: This is an exceptionally attractive newer-build (2012) Lakehouse on a wide section of the Gull River just before it enters Balsam Lake. Located on a street with many high-end properties, the sizeable 0.6 acre lot is level, with 138 ft of west-facing waterfront providing beautiful vistas of the undeveloped shore of Indian Point Provincial Park. Enter through the lovely porch and be delighted by the expansive windows and wood-beamed ceilings in the Great Room and Loft that provide abundant natural light and a wonderful sense of airiness. The kitchen is large and bright and overlooks the dining area with a walk-out to the deck. The spacious primary bedroom with a walk-out, two other bedrooms, 5 pc and 2 pc bathrooms and a laundry complete the main floor layout, while the large Loft area can be deployed for many uses. The exterior of the Lakehouse is a lovely combination of cedar shakes and board and batten, and the roof is low-maintenance metal. The wall-to-wall waterside deck and waterside firepit provides plenty of outdoor living area, and there is dog-friendly fencing along the waterside lot lines. The waterfront has both armour stone and a wade-in sandy beach. The crawl space is easily accessed through an interior hatch with stairs, and is deep, dry, and well insulated. There are two sheds and two docks, one of which has three SeaDoo ports. The property is an easy drive from the GTA and services in Coboconk are within a 5 minute drive.

Inclusions: Dishwasher, dryer, hot water tank owned, microwave, refrigerator, stove, washer, window coverings, two docks including one with three Seadoo ports, Starlink equipment.

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>
Great Room	Main	7.59 M X 6.78 M	24.90 Ft x 22.24 Ft		Beamed, Cathedral Ceiling
Kitchen	Main	5.31 M X 4.93 M	17.42 Ft x 16.17 Ft		Double Sink
Dining Room	Main	4.93 M X 3.45 M	16.17 Ft x 11.31 Ft		Sliding Doors
Foyer	Main	4.62 M X 2.44 M	15.15 Ft x 8.00 Ft		
Primary Bedroom	Main	4.67 M X 4.22 M	15.32 Ft x 13.84 Ft		Sliding Doors
Bedroom	Main	4.67 M X 3.68 M	15.32 Ft x 12.07 Ft		
Bedroom	Main	3.68 M X 3.15 M	12.07 Ft x 10.33 Ft		
Loft	Second	7.7 M X 7.59 M	25.26 Ft x 24.90 Ft		
Bathroom	Main			5	
Bathroom	Main			2	

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