

Property Client Full

43 Rose Street, Kawartha Lakes, Ontario K9V 4R6

Listing

43 Rose St Kawartha Lakes
Active / Residential Freehold / Detached

MLS® #: X7266956
List Price: \$999,900

New Listing



Kawartha Lakes/Kawartha Lakes/Lindsay

Tax Amt/Yr: \$4,575.00/2023 Transaction: Sale
SPIS: Yes DOM: 0
Legal Desc: LT 19 PL 123, KAWARTHA LAKES AND PT LT 40 PL 139

Style: Bungalow Rooms Rooms+: 12+0
Fractional Ownership: BR BR+: 3(3+0)
Assignment: Baths (F+H): 2(2+0)
Link: No SF Range: 2000-2500
Stories: 1.0 SF Source:
Lot Irreg: Lot Acres: < 0.50
Lot Front: 100.00 Fronting On: N
Lot Depth: 156.00
Lot Size Code: Feet
Zoning: RR3
Dir/Cross St: County Rd 36/County Road 11

PIN #: 632750115 ARN #: 165121005110100 Contact After Exp: No
Holdover: 90 Possession Date:
Possession: Flexible

Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	No Gas, Hydro, No Sewers,
Fam Rm:	Yes	Drive:	Private		No Cable
Basement:	Yes/Finished, Full	Gar/Gar Spcs:	None/0.0	Water:	Well
Fireplace/Stv:	No	Drive Pk Spcs:	4.00	Water Inc:	Drilled Well
Heat:	Forced Air, Propane	Tot Pk Spcs:	4.00	Water Supply:	UV System
A/C:	Yes/Central Air	Pool:	None	Sewers:	Septics
Central Vac:	Yes			Special Desig:	Unknown
Apx Age:	16-30				
Waterfront:	Direct				
Property Feat:	Lake/Pond, Marina				
Water Name:	Sturgeon, Lake				
Water Features:	Dock				

Remarks/Directions

Client Rmks: An exceptionally attractive lake house property conveniently located on the south shore of Sturgeon Lake midway between Lindsay and Bobcaygeon. The property combines the comfort and efficiency provided by a newer built home (2002) with the charm and character that only an older, established neighbourhood can provide. Relax on the two-tiered deck and revel in the dappled light filtering through the mature trees. Or stroll to the ravishing stone waterside patio to take in the big lake vistas, summer sunsets and magnificent swimming in the clean, hard-bottomed waterfront. The 3 bedroom/2 bathroom home provides 2,000 sq ft of living area on two levels, with kitchen, living, family and two bedrooms on the main level and a large rec room, bedroom and office in the basement. The property comes with a separately deeded acre parcel directly across Rose St. This property is move-in ready and a short closing is possible. Visit the Realtor's website for additional information.

Extras: All new unused SS appliances in kitchen. Propane furnace (2023). Pump, pressure tank, filter system, hot water heater (2023), central vac cannister (2023). Washer and dryer (2022). Roof (2022). Paved driveway. Municipally maintained road.

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

Prepared By: BRENDA CARROLL, Administrator

Date Prepared: 11/02/2023

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.68 M X 4.85 M	12.01 Ft x 15.11 Ft		
Dining Room	Main	3.35 M X 2.77 M	10.00 Ft x 9.01 Ft		
Kitchen	Main	3.35 M X 3.07 M	10.00 Ft x 10.01 Ft		
Family Room	Main	3.23 M X 7.06 M	10.07 Ft x 23.02 Ft		
Bedroom	Main	3.35 M X 4.52 M	10.00 Ft x 14.10 Ft		
Bedroom	Main	3.23 M X 3.66 M	10.07 Ft x 12.00 Ft		
Recreation	Basement	6.83 M X 4.52 M	22.05 Ft x 14.10 Ft		
Bedroom	Basement	2.95 M X 4.04 M	9.08 Ft x 13.03 Ft		
Office	Basement	2.92 M X 3.84 M	9.07 Ft x 12.07 Ft		
Utility Room	Basement	2.97 M X 6.5 M	9.09 Ft x 21.04 Ft		
Bathroom	Main			4	
Bathroom	Basement			3	

