

Cross Property Client Full

6 NORWAY ROAD

Norland, ON K0M 2L0

Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)

Residential/Single Family/For Sale

Active

Price: \$479,000



MLS@#: **119549**
 List Date: **13-Apr-2018**
 Bedrooms (AG/BG): **3 (2/1)**
 Bathrooms (F/H): **2 (2/0)**
 Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade:
 Sq Ft Finished:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **237.00**
 Road Access Fee:
 Access: **Municipal road**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **8/Circular/Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **River/Gull River**
 Shore Rd Allowance: **Owned**
 WF Features: **Dock, River Front**
 Shore Line: **Clean, Natural**
 Sqft Below Grade:
 Sq Ft. Unfinished:
 # Rooms: **12**
 Recreational: **No**
 Year Built/Desc: **1973/Completed**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/**
 WF Exposure: **Multi**
 WF Frontage Ft: **237**

Public Remarks: GULL RIVER Very private and idyllic setting on the Gull River. Raised bungalow with walkout from fully finished lower level. Unparalleled commanding views the length of the river. Property has had extensive quality renovations throughout. New steel roof, windows, vinyl siding, 3 decks, insulation (walls and attic), wiring, hydro panel, plumbing, bathroom fixtures, light fixtures, ceiling fans, hardwood, vinyl and berber carpet flooring, new kitchen with centre island. Relax on the large patio area and enjoy the expansive views of the river, colourful flower gardens and the abundant beauty of nature. The serene river location suits canoeing, kayaking, swimming or just sitting on the dock and listening to the quiet. This is a unique year-round property and location – cottage or home...the choice is yours! Extensive list of inclusions means you can just move in and enjoy.

Directions: North on Hwy 35 to Norland, turn right (east) on Hwy 45 (Monck Road) at traffic lights. Left onto Nevison Drive and north to Norway Road.

Interior Features

Interior Features: **Smoke Detector, Upgraded Insulation, Washer/Dryer Hookup, Winterized**
 Basement: **Full/Fully Finished/Walk-Out**
 Heat Primary/Sec: **Propane/Baseboard**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **Hot Water Tank, Propane Tank**
 Foundation: **Concrete Block**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Steel, Vinyl Siding**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Level, Partially Cleared**
 Roofing: **Asphalt, Metal**
 Water/Supply Type: **Other/Lake/River**
 Water Treatment: **Sediment Filter, UV System**
 Exterior Features: **Deck(s), Patio(s)**
 Other Structures: **Gazebo**
 Site Influences: **Landscaped, River/Stream, Trails, Water View**
 Exposure:
 Pool: **None**
 Alternative Power:
 Yr Roof Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Satellite Dish, Smoke Detector See Schedule B for complete list of inclusions**
 Exclusions: **Personal items**
 Parking Cost/Mnth \$:
 Furnished:
 Sublease: **No**
 Priv Entrance:

Tax Information

Roll#: **165131004031800**
 Pin#: **631200647**
 Assessment \$/Year: **\$262,000/2016**
 Legal Description: **Somerville, Con A PT Lot D PT Shore Rd Allow Plan 309 PT Nevison Dr PT Shore Rd Allow Rp 57R2349 Parts 1 2 3 Rp Ward 02; Rp 57R10472 Parts 1 2 3 4**
 Local Improve Fee/Comments /
 Zoning: **RR3**
 Survey/Year: **No**
 Taxes/Year: **\$2,398/2017**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	21'7"x10'9"	Hardwood floor, Open Concept
Dining Room	M	9'10"x10'1"	Balcony/Deck, Hardwood floor
Kitchen	M	8'2"x10'4"	Double sink, Hardwood floor
Master Bedroom	M	10'0"x10'0"	Hardwood floor
Bedroom	M	9'8"x9'10"	Hardwood floor
Bedroom	L	9'10"x10'8"	Carpet Wall-to-Wall
Family Room	L	21'2"x11'2"	Carpet Wall-to-Wall, Walkout to Balcony/Deck
Office	L	7'9"x8'6"	Carpet Wall-to-Wall
Storage Room	L	10'8"x4'6"	
Utility	L	10'0"x8'4"	
Bathroom	L		3-Piece
Bathroom	M		4-Piece

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Client Full Report

Date Printed: 04/15/2018

Prepared By: DAVID DONAIS, Sales Representative
 KAWARTHA WATERFRONT REALTY INC. - 82

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