

# 13 ADELAIDE Street N, Lindsay, Ontario K9V 4K8

Listing

Client Full

[13 ADELAIDE St N Lindsay](#)

MLS® #: 40255289

**Active / Residential**Price: **\$549,900**

## Kawartha Lakes/Kawartha Lakes/Lindsay (Town)

### 2 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	4	2	

Beds: **5 ( 5 + 0 )**  
 Baths: **3 ( 3 + 0 )**  
 SF Fin Total: **1,877/LBO provided**  
 SF Fin Range: **1501 to 2000**  
 AG Fin SF: **1,877.00/LBO provide**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,119/2021**

### Remarks/Directions

**Public Rmks:** This is a lovely 5 bedroom/3 bathroom century home located on a spacious corner lot. Its central location nearby a hospital, schools and shopping provides opportunities to update the property for a myriad of potential uses (tenants, home office, etc.) in addition to a single-family home. Character features include high ceilings, hardwood floors, two stairways that access the upper floor, second floor balcony, and a magnificent hardwood tree and raised garden planter in the back yard. Practical features include a high efficiency furnace, updated panel, 1.5 floor attached garage and vinyl siding. The property is currently vacant and a quick closing is possible.

**Directions:** Kent St to Adelaide St North

### Common Elements

#### Exterior

Exterior Feat:	<b>Balcony, Porch</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>100+ Years</b>
Year/Desc/Source:	<b>1910//Public Records</b>	Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>	Winterized:	<b>Fully Winterized</b>
Other Structures:		Garage Spaces:	<b>1.0</b>
Garage & Parking:	<b>Attached Garage//Private Drive Single Wide</b>	Sewer:	<b>Sewer (Municipal)</b>
Parking Spaces:	<b>4</b>	Acres Rent:	
Services:	<b>Garbage/Sanitary Collection, High Speed Internet Avail</b>	Lot Shape:	<b>Rectangular</b>
Water Source:	<b>Municipal-Metered</b>	Land Lse Fee:	
Lot Size Area/Units:	<b>0.179/Acres</b>	Retire Corn:	
Lot Front (Ft):	<b>57.00</b>	Fronting On:	<b>West</b>
Location:	<b>Urban</b>	Exposure:	
Area Influences:	<b>Hospital, Playground Nearby, Schools, Shopping Nearby</b>		
View:	<b>City</b>		
Topography:	<b>Level</b>		
Restrictions:	<b>None</b>		

#### Interior

Interior Feat:	<b>Water Heater Owned</b>	Basement Fin:	<b>Unfinished</b>
Basement:	<b>Partial Basement</b>		
Laundry Feat:	<b>In Basement</b>		
Cooling:	<b>None</b>		
Heating:	<b>Forced Air, Gas</b>		
Inclusions:	<b>Dryer, Refrigerator, Stove, Washer, Window Coverings</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>LT 4 W/S ADELAIDE ST PL 4 CITY OF KAWARTHA LAKES</b>	Survey:	<b>None/</b>
Zoning:	<b>R2</b>	Hold Over Days:	<b>30</b>
Assess Val/Year:	<b>\$247,000/2022</b>	Occupant Type:	<b>Vacant</b>
PIN:	<b>631240022</b>		
ROLL:	<b>165101000137100</b>	Deposit:	<b>\$25,000</b>
Possession/Date:	<b>Flexible/</b>		

### Brokerage Information

List Date: **05/09/2022**  
 List Brokerage: [KAWARTHA WATERFRONT REALTY INC. - 170](#)   
 Source Board: **Kawartha Lakes**

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

**Date Prepared: 05/09/2022**

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Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	13' 0" X 11' 10"	3.96 X 3.61	3-Piece
Dining Room	Main	11' 4" X 16' 5"	3.45 X 5.00	
Kitchen	Main	16' 11" X 14' 10"	5.16 X 4.52	
Bedroom	Main	6' 10" X 13' 2"	2.08 X 4.01	
Bathroom	Main	4' 3" X 7' 5"	1.30 X 2.26	
Mud Room	Main	8' 10" X 7' 7"	2.69 X 2.31	3-Piece
Foyer	Main	2' 9" X 4' 3"	0.84 X 1.30	
Bedroom Primary	Second	15' 1" X 10' 5"	4.60 X 3.17	
Bedroom	Second	13' 4" X 9' 10"	4.06 X 3.00	
Bedroom	Second	9' 3" X 10' 5"	2.82 X 3.17	
Bedroom	Second	9' 2" X 13' 9"	2.79 X 4.19	3-Piece
Bathroom	Second	10' 11" X 4' 7"	3.33 X 1.40	
Bathroom	Second	5' 9" X 3' 5"	1.75 X 1.04	
Laundry	Basement	15' 8" X 12' 3"	4.78 X 3.73	3-Piece
Storage	Basement	18' 6" X 12' 0"	5.64 X 3.66	

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