



# 51 Nevison Dr, Norland

## 227 FEET OF GULL RIVER WATERFRONT

Four Bedroom, four season home or cottage with 227 feet of waterfront on the beautiful Gull River.

Great Swimming and fishing!

### 2017 UPGRADES

- Roof
- Mud Room
- Kitchen (including floor)
- Septic: Plastic Tank & Tiles

### OTHER UPGRADES

- New Furnace 2015
- 2010 24x22 Garage with block walls / concrete floor
- New UV Filter (2018)



MLS #1854893

Kawartha Waterfront Realty

For more information please connect with

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## 227 FEET OF GULL RIVER WATERFRONT

### Four Season Home / Cottage Features

- **Four Bedroom:** large master bedroom on main level with walk out to private deck overlooking the river
- Double **oversized closets** in both bedrooms on main level
- **Hardwood floors** on Main level—hall, dining room and living room
- Beautiful **Stone Fireplace** chimney visible on both levels. Propane insert on lower level.
- 9x11 **Sun Room** off living room; brick knee walls with screened windows (Same room off family room on lower level however unfinished)
- Lower level is perfect as a in law suite / 2nd family space! Complete with 1 bedrooms, Kitchen; 2 piece bath, and laundry room with shower stall , 1 additional room 13 feet x 8 feet
- Office space / storage (9 x 7) on lower level
- Large utility room housing the propane furnace (with air conditioning), Well pressure tank and water softener, filtration and UV Filter and (rented) hot water tank.

### Property Features

- 1.1 Acres: tons of great play space on both sides of the cottage
- **227 feet of water front** on the Gull River: rocky shore line, rock retaining wall at waters edge, deep water swimming off end of dock
- **Circular Driveway** off Municipally maintained road
- Large oversized 'worm' rock steps leading the to fire pit area, Gazebo and floating dock
- 10x10 **Screened Gazebo** at waters edge (Nortech windows)
- Outdoor summer water pump and hoses (River water) for watering the lawn / gardens
- Good sized **storage shed** with concrete floor
- Paddle into Norland for your groceries or lunch at the local famous Riverside restaurant
- Paddle up river to Elliot Falls: this requires a quick and easy portage to the other side of rock outcrop-

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