



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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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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