

\$499,900 - 111 Hazel Street, Dunsford

MLS® #40768608

\$499,900

3 Bedroom, 2.00 Bathroom, 1,533 sqft

Single Family on 0.00 Acres

Verulam (Twp), Dunsford, Ontario

Welcome to your lakeside oasis at 111 Hazel Street, Kawartha Lakes! Great investment opportunity as this property has an approved short term rental licence for 2025. Don't miss this wonderful opportunity to own a charming 1920s Cape Cod style, 3 bedroom, 2 bath Fully furnished cottage overlooking Sturgeon Lake without the high taxes of being directly on the Trent Severn Waterway, but with all the views and amenities. The stylish open concept renovated main floor comes with vinyl plank flooring, and a propane fireplace that heats the cottage on those cool winter nights. It's freshly painted with new oversized windows throughout to take in the beautiful panoramic lake views. The kitchen has been renovated with stainless steel appliances with room for an island. The main floor comes with a powder room, laundry and mud room with back entrance. Upstairs there are three charming bedrooms and one renovated bath with tons of character. Walk out the main floor to an oversized porch, perfect for entertaining and taking in the most amazing sunsets. The side yard is fully fenced and has a couple out buildings to store all your lake toys, tools, and lawn mower. Newly replaced roof in fall of 2024 and a brand new holding tank with permit from City of Kawartha lakes (see attachments). Walk across the street to the public beach and dock to swim in weed free water. There is a boat launch just moments away to launch your boat for the day or lease a spot at the marina to leave in from May to October. Cruise lock



free to Bobcaygeon, Fenelon Falls or Lindsay.
Located in the heart of the heart of the
Kawartha Lakes just 15 mins to Bobcaygeon
or Lindsay, and 1.5 hours from GTA. (id:6289)

Built in 1920

Essential Information

Listing #	40768608
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,533
Acres	0.00
Year Built	1920
Type	Single Family
Sub-Type	Freehold

Community Information

Address	111 Hazel Street
Subdivision	Verulam (Twp)
City	Dunsford
Province	Ontario
Postal Code	K0M1L0

Amenities

Amenities	Marina
Features	Country residential, Recreational
Parking Spaces	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Microwave, Stove, Washer, Hood Fan, Window Coverings
Heating	Propane
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Propane
# of Stories	2

Exterior

Exterior	Wood
Construction	Wood frame
Foundation	Unknown

Listing Details

Listing Office ROYAL LEPAGE SIGNATURE REALTY



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