

\$890,000 - 21 Sparrow Road, Kawartha Lakes (somerville)

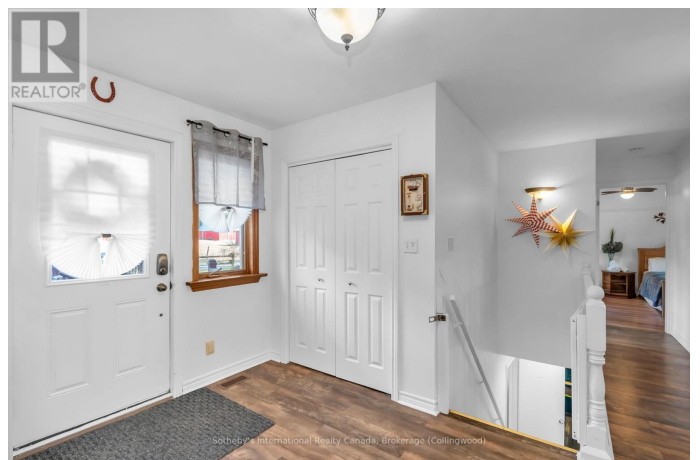
MLS® #X10439660

\$890,000

3 Bedroom, 1.00 Bathroom,
Single Family on 180.00 Acres

Somerville, Kawartha Lakes (somerville),
Ontario

Escape to this four-season, ranch-style fully furnished cottage retreat on the scenic Burnt River! Nestled just a short paddle away from Sparrow Rapids, this property offers a unique balance of adventure and relaxation. The open-concept layout seamlessly connects the kitchen, dining, and living areas, with a walkout to a charming screen room?perfect for quiet mornings and cozy evenings. With three bedrooms, including a spacious primary with an ensuite, and a 4-piece main bathroom, this cottage is designed for both comfort and convenience. The dedicated games room, complete with a bar and pool table, is ideal for entertaining. A large laundry room adds extra functionality to this thoughtful layout. Outside, a single-car detached garage and an additional soft-sided garage offer ample parking options. The backyard boasts a large deck with western exposure, ensuring breathtaking sunset views. Unwind in the sheltered hot tub under a gazebo, gather around the fire pit, or enjoy the BBQ area complete with a pizza oven. Let the soothing sounds of the nearby rapids create a natural soundtrack to your outdoor experience. A staircase leads to a well-appointed cedar sauna, kayak/canoe storage, and waterfront access, featuring a floating dock for easy river enjoyment. Explore the nearby Victoria Rail Trail for snowmobiling and ATV adventures.



This property is more than a cottage; it?s a year-round haven for relaxation and recreation and located just 6 minutes from Kinmount and 15 minutes from Norland. (id:6289)

Essential Information

Listing #	X10439660
Price	\$890,000
Bedrooms	3
Bathrooms	1.00
Acres	180.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	21 Sparrow Road
Subdivision	Somerville
City	Kawartha Lakes (somerville)
Province	Ontario
Postal Code	K0M1C0

Amenities

Amenities	Schools, Fireplace(s)
Utilities	Electricity, Wireless
Features	Hillside, Wooded area, Sloping, Partially cleared, Flat site, Lighting, Sauna
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Water Heater, All, Freezer, Furniture, Garage door opener, Microwave, Oven, Sauna, Stove, Washer, Window Coverings, Refrigerator
------------	---

Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood
Exterior Features	Landscaped
Foundation	Block, Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 9:31am EDT