

# \$2,249,000 - 48 Fire Route 76a, North Kawartha

MLS® #X12025295

**\$2,249,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

North Kawartha, North Kawartha, Ontario

Escape to the perfect retreat just two hours from Toronto. This stunning, spacious 4-bedroom plus den, 3 bathroom lake house offers modern luxury, breath taking views with and all the comforts you need for relaxation or work from home convenience with reliable wifi & strong cell reception. With western exposure for stunning sunsets! Open plan design with natural light and serene lake views. Walkout to a stunning 15x20 ft screened living space - perfect for dining or relaxing in the fresh air. Lower level rec room for additional living and entertainment. Large 20x20 ft dock with deep clean swimming. Use your favourite water craft to explore Alder Bay or the nearby islands. Enjoy evenings by the campfire under a starlit sky. Don't miss this opportunity to own your slice of paradise on Eels Lake North Kawartha ON! (id:6289)

## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12025295     |
| Price     | \$2,249,000   |
| Bedrooms  | 4             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

Address 48 Fire Route 76a



|             |                |
|-------------|----------------|
| Subdivision | North Kawartha |
| City        | North Kawartha |
| Province    | Ontario        |
| Postal Code | K0L1A0         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Golf Nearby, Fireplace(s)                           |
| Utilities      | Electricity, Cable, Wireless, Electricity Connected |
| Features       | Irregular lot size, Sloping, Flat site, Carpet Free |
| Parking Spaces | 10  |
| Parking        | No Garage   |
| View           | Lake view, Direct Water View                        |
| Is Waterfront  | Yes   |
| Waterfront     | Waterfront  |

### **Interior**

|                 |   |
|-----------------|---|
| Appliances      | Water Heater, Oven - Built-In, Range, Water Treatment |
| Heating         | Propane Forced air                                    |
| Cooling         | Central air conditioning, Air exchanger               |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| # of Stories    | 2   |
| Has Basement    | Yes   |
| Basement        | Walk out  |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Vinyl siding                  |
| Exterior Features | Landscaped                    |
| Lot Description   | 263 x 205 FT 1/2 - 1.99 acres |
| Foundation        | Poured Concrete               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX COUNTRY CLASSICS LTD. |
|----------------|------------------------------|



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