

\$599,900 - 86 Boyce Trail, Kawartha Lakes (laxton/digby/longford)

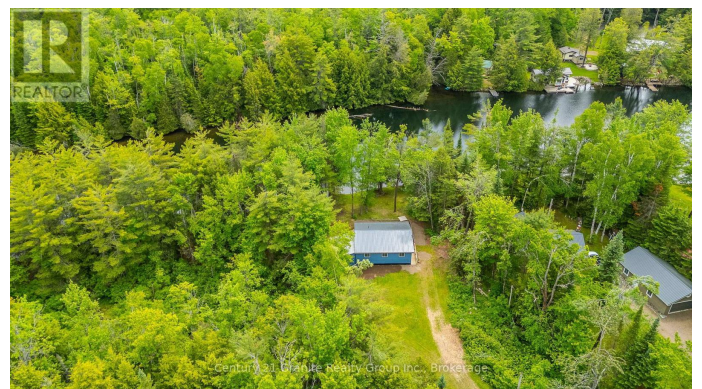
MLS® #X12226951

\$599,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Laxton/Digby/Longford, Kawartha Lakes
(laxton/digby/longford), Ontario

Escape to tranquility with this beautifully renovated 3-bedroom, 1-bathroom cottage on half an acre of prime waterfront property along the serene Gull River in Norland. Situated at the end of a quiet, private road, this property offers unparalleled privacy and a peaceful setting, perfect for year-round living or a seasonal getaway. The cottage boasts an open-concept layout with vaulted ceilings that enhance the airy and spacious feel. The bright and inviting living area opens directly to a large riverside deck, ideal for enjoying your morning coffee while taking in the stunning water views. With a freshly renovated interior, you'll find newer electrical, insulation, siding, and a durable metal roof. The property features 100 feet of clean, deep water frontage, providing the perfect conditions for swimming, kayaking, or simply relaxing by the shore, with easy boat access into Moore Lake for water sports. The level lot is dotted with mature trees, creating a serene, park like atmosphere while maintaining a clear, natural view of the river. Additional highlights include a convenient laundry hookup in the bathroom, a crawl space for storage, and an attached workshop offering ample space for tools and gear. The cottage is fully insulated and ready for winterization, with just a heating source needed to make it cozy and year-round. With modern updates and an idyllic setting, this waterfront property on Gull



River offers the best of both worlds; seclusion and comfort, just waiting for you to call it home. Don't miss out on this rare opportunity to own a piece of paradise! (id:6289)

Essential Information

Listing #	X12226951
Price	\$599,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	86 Boyce Trail
Subdivision	Laxton/Digby/Longford
City	Kawartha Lakes (laxton/digby/longford)
Province	Ontario
Postal Code	K0M2L0

Amenities

Features	Irregular lot size
Parking Spaces	10
Parking	No Garage
View	View of water, River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Furniture
Heating	Other
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped

Lot Description 100 x 224 FT|1/2 - 1.99 acres
Foundation Block

Listing Details

Listing Office Century 21 Granite Realty Group Inc.



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