

\$1,299,999 - 171 McGill Drive, Kawartha Lakes (manvers)

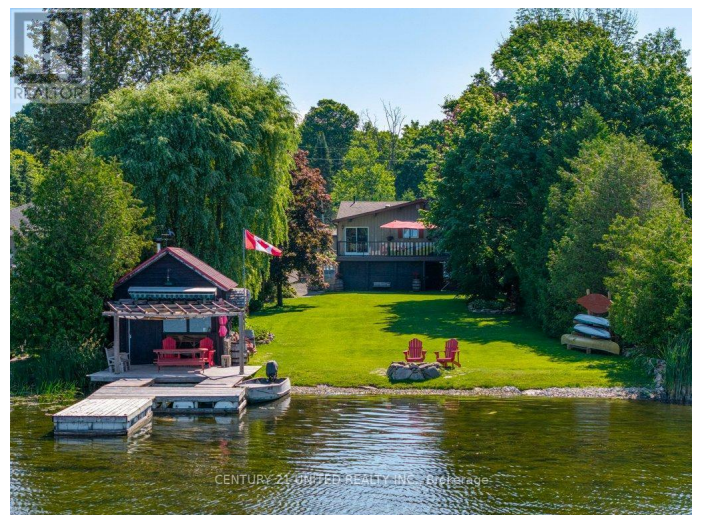
MLS® #X12363563

\$1,299,999

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Manvers, Kawartha Lakes (manvers), Ontario

Welcome to your dream lakeside retreat! Impeccably maintained lakeside bungalow with sauna, sunset views & stunning outdoor living space on Lake Scugog. This well-maintained 4 bedroom, 2 bathroom bungalow is nestled on a beautifully landscaped lot with vibrant, manicured gardens and unbeatable western exposure overlooking Lake Scugog. Thoughtfully designed and lovingly cared for, this home offers a true blend of comfort, style, and connection to nature. Inside, two natural gas fireplaces add warmth and ambiance, while the open-concept layout makes everyday living and hosting a breeze. Large balcony with glass railings and composite decking provide uninterrupted views of the lake. The spacious walk-out basement leads to a fully usable waterfront yard where you'll find a hot tub perfect year round. The waterfront dock and sitting area is ideal for soaking up the gorgeous sunsets. The boathouse provides an extra hangout area with a sitting room, wood burning fireplace and a cedar-lined sauna. Whether you're paddling across the lake to reconnect with nature, or enjoying unlimited boating access on the Trent Severn Waterway, this property offers the best of waterfront living. Nature lovers rejoice as the area is rich with wildlife, including loons, a resident blue heron, bald eagles and osprey. On clear nights, step outside for star gazing and even marvel at the northern lights dancing across the sky. The



home has a Kohler natural gas backup generator so you'll never have to worry about power outages again. This is more than just a home, it's a lifestyle. Don't miss your opportunity to own a piece of a truly turnkey property in a peaceful and scenic setting just a short drive to all the amenities of Port Perry or Lindsay. This property is part of the Sandwood Estates community association that includes 110 homes, access to two waterfront parks and annual community events with yearly dues of \$85. (id:6289)

Essential Information

Listing #	X12363563
Price	\$1,299,999
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	171 McGill Drive
Subdivision	Manvers
City	Kawartha Lakes (manvers)
Province	Ontario
Postal Code	L0B1K0

Amenities

Amenities	Beach, Golf Nearby, Marina, Park, Fireplace(s)
Utilities	Electricity, Cable, Wireless, Electricity Connected, Natural Gas Available, Telephone
Features	Level lot, Flat site, Sauna
Parking Spaces	8
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Hot Tub, Central Vacuum, Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Freezer, Stove, Washer, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 2

of Stories 1

Has Basement Yes

Basement Walk out

Exterior

Exterior Wood

Exterior Features Landscaped

Lot Description 82.6 x 275 FT

Foundation Block

Listing Details

Listing Office CENTURY 21 UNITED REALTY INC.



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