

\$965,000 - 65 Druan Drive, Kawartha Lakes

MLS® #X12380520

\$965,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Mariposa, Kawartha Lakes, Ontario

****Direct Waterfront**** Priced to sell! Discover this captivating 3-bedroom, 2-bathroom direct waterfront home! This home offers ample natural light throughout with all levels built above grade. Located just 10 minutes north of Port Perry on the picturesque shores of Lake Scugog. With sweeping eastern waterfront view, where every morning begins with tranquil sunrises and breathtaking views that perfectly capture the essence of lakefront living! The main floor has been thoughtfully renovated to create a bright, welcoming space, where custom finishes and an open-concept design blend style and function seamlessly. The gourmet kitchen serves as the heart of the home, boasting a spacious centre island, modern pot lights, and premium luxury vinyl flooring, all while offering panoramic water views. The main level is complete with a generous-size primary suite designed for comfort and relaxation. New deck, windows, and doors enhance both the appeal and convenience of the home, ensuring every detail has been carefully considered. The finished lower level expands the living area and opens directly to a covered outdoor retreat, ideal for evening gatherings or simply unwinding in the comfort of your own backyard. Practical features include a laundry area, abundant storage, a detached garage, and a versatile workshop with hydro, ready to be tailored to your needs. Perfectly positioned, this home is just minutes from excellent schools, scenic parks, shopping, dining, and



all the conveniences of Port Perry, while offering easy access to commuter routes. Blending modern comfort with the serenity of nature, this lakefront gem invites you to embrace a lifestyle of peace, beauty, and relaxation without compromising convenience. Schedule your private showing today and experience the best of Lake Scugog living.

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Essential Information

Listing #	X12380520
Price	\$965,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	65 Druan Drive
Subdivision	Rural Mariposa
City	Kawartha Lakes
Province	Ontario
Postal Code	L9L1B6

Amenities

Features	Irregular lot size
Parking Spaces	7
Parking	Detached Garage, No Garage
# of Garages	1
View	Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
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Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Aluminum siding
Exterior Features	Landscaped
Lot Description	48.6 x 327.1 FT ; Slightly Irregular
Foundation	Concrete

Listing Details

Listing Office CENTURY 21 LEADING EDGE REALTY INC.



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