

\$724,900 - 52 Birch Point Drive, Kawartha Lakes (emily)

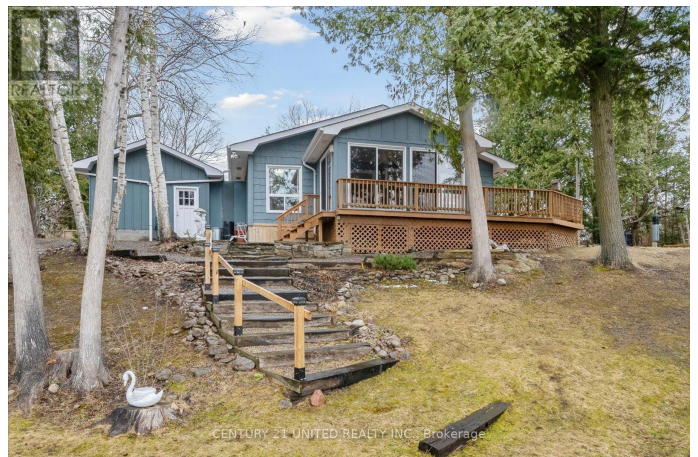
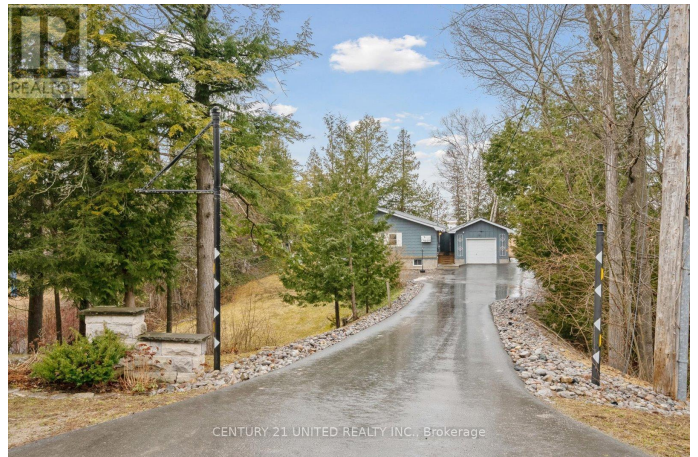
MLS® #X12419008

\$724,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Emily, Kawartha Lakes (emily), Ontario

Welcome to 52 Birch Point Drive, a serene waterfront home designed for relaxation and outdoor enjoyment. This updated four-season bungalow offers 70 feet of shoreline, reinforced with beautiful armour stone. Step inside to a bright and open-concept layout that includes a spacious kitchen with quartz countertops, dining, living area, and a walkout to the 15'x11' sunroom offering stunning western waterfront views. The perfect place to have your morning coffee or unwind watching the sunset. The basement provides a workshop and storage space, while the attached garage and driveway offers ample parking for family and guests. As part of the Trent Severn Waterway, this home offers lock-free boating, allowing you to explore the interconnected lakes at your own pace. Whether you enjoy canoeing, kayaking, power-boating, or fishing, endless water adventures await right outside your door. Blending lakeside serenity with everyday convenience this property is located close to golf courses, boat launches, and only a short drive to town for all amenities. Its also approximately 1.5 hours from the GTA. Whether you're looking for a permanent waterfront residence or a seasonal escape, this home has it all! (id:6289)



Essential Information

Listing # X12419008

Price	\$724,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	52 Birch Point Drive
Subdivision	Emily
City	Kawartha Lakes (emily)
Province	Ontario
Postal Code	K0L1T0

Amenities

Amenities	Golf Nearby, Place of Worship, Schools
Utilities	Cable, Wireless, Electricity Connected, Telephone
Features	Irregular lot size
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water softener, Dryer, Oven, Range, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Wood
Lot Description	70 x 192.1 FT ; 33.63x39.04x226.08x92.68x192.07
Foundation	Block

Listing Details

Listing Office	CENTURY 21 UNITED REALTY INC.
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