

\$1,799,999 - 1 Lawson Court, Kawartha Lakes (emily)

MLS® #X12428546

\$1,799,999

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Emily, Kawartha Lakes (emily), Ontario

Discover the perfect blend of craftsmanship and lakeside tranquility in this custom-built, all-brick bungalow featuring 3 bedrooms, 3 bathrooms, and over 3,600 sq. ft. of beautifully finished living space, plus a sunroom. Nestled along 135 ft. of Armour-stone shoreline, this home offers year-round waterfront living just 10 minutes from Peterborough and 30 minutes to Hwy 407. Step inside to a bright, welcoming foyer that opens into a cathedral-ceiling great room, where a stunning floor-to-ceiling fireplace and a wall of windows frame breathtaking lake views. The kitchen boasts expansive granite countertops and direct access to a newly finished Duradek upper deck with glass railings ideal for entertaining or enjoying peaceful mornings overlooking the water. The primary suite is a private retreat with its own balcony, spa-inspired ensuite, and heated porcelain floors. A second main-floor bedroom offers a semi-ensuite with heated marble floors and a walk-in closet, providing comfort and privacy for family or guests. The open-concept walkout lower level impresses with 9 ft. ceilings, a pub-inspired wet bar, and a spacious rec room perfect for movies, games, or fitness. Walk out to a seamless insulated sunroom for year-round enjoyment of lake views, or unwind in your personal barrel sauna. Meticulously landscaped grounds feature stone pathways, perennial gardens, an in-ground sprinkler system, and a custom shed. Every detail showcasing pride of ownership inside and out. Whether you're



working from home, hosting friends, or watching the sunrise from your private balcony, 1 Lawson Court delivers the ultimate combination of comfort, privacy, and true lakeside living. (id:6289)

Essential Information

Listing #	X12428546
Price	\$1,799,999
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1 Lawson Court
Subdivision	Emily
City	Kawartha Lakes (emily)
Province	Ontario
Postal Code	K0L2W0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Irregular lot size, Sauna
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water purifier, Water softener, Water Treatment, Dishwasher, Dryer, Microwave, Sauna, Stove, Washer, Window Coverings, Refrigerator
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Heating	Electric, Propane Heat Pump, Not known
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Exterior Features	Lawn sprinkler
Lot Description	136.7 x 180.1 FT ; 57.1' x 180.1' x 135' x 18.03' 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office BOWES & COCKS LIMITED



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