

\$825,000 - 85 Nevison Drive, Kawartha Lakes (laxton/digby/longford)

MLS® #X12442998

\$825,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Private Gull River Retreat Turnkey Cottage with Airbnb Income! Set in a peaceful, tree-lined setting on the beautiful Gull River, this charming 4-season cottage offers the ideal family getaway or investment property complete with a proven, licensed Airbnb rental history and many returning guests. The calm riverfront is perfect for kids to swim, paddle, and play safely right from your own shoreline. The spacious great room features a cozy fireplace and walkout to a large deck ideal for relaxing or entertaining. The open-concept kitchen and dining area make it easy to cook and connect with friends and family. Upstairs, you'll find two generous bedrooms and a 4-piece bath. The finished lower level offers two more bedrooms, a fun-filled entertainment room (yes, the pool table is included!), and walkout access to the outdoors. Extensively updated with new windows, flooring, bathrooms, doors, heating, water system, and septic. Stylishly decorated and move-in ready, it also comes with an impressive inclusion list almost everything you need to start cottaging is already here! Enjoy year-round access and a great location under 2 hours from the GTA, close to golf, shopping, and local amenities. Whether you're dreaming of a full-time home, weekend retreat, or income-generating rental, this one has it all. (id:6289)



Essential Information

Listing #	X12442998
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	85 Nevison Drive
Subdivision	Laxton/Digby/Longford
City	Kawartha Lakes (laxton/digby/longford)
Province	Ontario
Postal Code	K0M2L0

Amenities

Amenities	Golf Nearby, Place of Worship, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Sloping, Open space, Level
Parking Spaces	4
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, All, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Window Coverings
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
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Lot Description 102 x 274 FT|1/2 - 1.99 acres
Foundation Block

Listing Details

Listing Office Century 21 Granite Realty Group Inc.



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