

# **\$2,290,000 - 110 West Bay Boulevard, Kawartha Lakes (bexley)**

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MLS® #X12454274

**\$2,290,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Bexley, Kawartha Lakes (bexley), Ontario

Your Luxury Lakeside Escape Awaits!  
-Immaculate 4 bedroom 4-season waterfront retreat on prestigious Balsam Lake the Jewel of the Kawartha's! Welcome to Balsam Beach House! Rogers High Speed Fibre Internet! This Modern, immaculate & efficient 4 season retreat offers everything you need for perfect maintenance free living. With 100' of shoreline, breathtaking wide open clean lake views and seamless indoor-outdoor living. Inside discover a bright open-concept interior with 4 spacious bedrooms, Designer Kitchen featuring Quartz counter tops, Premium GE Cafe Series Appliances. Refrigerator features cold spring water & ice maker. Also includes Wet-bar with large capacity beverage centre and coffee station. Living room features Stone Fireplace with Propane Log Set. Relax and take in stunning lake views from your motorized remote controlled screened in sunroom. Private Balcony from Principal Bedroom. Cozy shiplap aesthetic paired with wide white oak flooring throughout. Beautifully decorated with a calm and inviting interior. Enjoy the multitude of oversized cedar decks throughout. A separate Boathouse/Bunkie offers extra sleeping quarters and a lounge ideal for extra guests or entertaining. Convenient boat access from your dock. Large fire pit area for evening entertainment. Maintenance free exterior includes metal roof and premium Maibec Genuine Wood Siding.



Detached garage plus a Modern Shed for additional storage. Professionally landscaped with privacy trees. Prestigious Balsam is located at the top of the Trent Severn Waterway, perfect for boating enthusiasts. Here is your chance to own a slice of paradise in the Kawartha's!!!! Immediate or spring 2026 closing available!! (id:6289)

### Essential Information

Listing #	X12454274
Price	\$2,290,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	110 West Bay Boulevard
Subdivision	Bexley
City	Kawartha Lakes (bexley)
Province	Ontario
Postal Code	K0M2B0

### Amenities

Amenities	Marina, Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity, Wireless
Features	Irregular lot size, Flat site, Guest Suite
Parking Spaces	11
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Hot Tub, Water Heater, Garage door opener remote(s)
Heating	Electric Baseboard heaters
Cooling	Wall unit, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Wood
Exterior Features	Lawn sprinkler, Landscaped
Lot Description	100 x 305 FT
Foundation	Block

## Listing Details

Listing Office HOMELIFE SUPERIOR REALTY INC.



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