

Property Client Full

64 Mary Street W, Kawartha Lakes, Ontario K0L 2W0

Listing

64 Mary St W Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X7380370

List Price: **\$795,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Omemee

Tax Amt/Yr: **\$3,254.04/2023** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Pt Park Lt 6 S/S Mary St Pl 109; Pt Park Lt 6 Pl 110 as in VT88974; Kawartha Lakes**

Style: **Sidesplit** Rooms Rooms+: **10+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **1500-2000**
 Stories: SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **65.00** Fronting On: **S**
 Lot Depth: **902.00**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Mary St/Alma St**

PIN #:	632590104	ARN #:		Contact After Exp:	No
Holdover:	0	Possession Date:			
Possession:	TBA				
Kitch Kitch +	1 (1+0)	Exterior:	Stone, Vinyl Siding	Utilities:	Gas, Hydro, Sewers, Cable,
Fam Rm:	Yes	Drive:	Available		Telephone
Basement:	Yes/Crawl Space	Gar/Gar Spcs:	Attached Garage/2.0	Water:	Well
Fireplace/Stv:	No	Drive Pk Spcs:	6.00	Water Inc:	Drilled Well
Heat:	Forced Air, Gas	Tot Pk Spcs:	8.00	Water Supply:	UV System
A/C:	Yes/Central Air	UFFI:	No	Sewers:	Municipal
Central Vac:	No	Pool:	None	Special Desig:	Unknown
Apx Age:	6-15	Energy Cert:	No		
Elevator:	No/None	Green PIS:	No		
Retirement:	No				
Property Feat:	Clear View, Golf, Grnbelt/Conserv, Place of Worship, River/Stream, School				
Water Name:	Pigeon, River	Waterfront:	Direct	Waterfront Frontage (M):	72.35
Waterfront Y/N:	Yes				
Water Features:	Riverfront, Trent System				
Access To Property:	Yr Rnd Municipal Rd	Shoreline Exposure:	South		
Shoreline:	Natural, Weedy				
Shoreline Road Allowance:	Owned				

Remarks/Directions

Client Rmks: **This better-than-new home on the banks of Pigeon River is proof that dreams really do come true. Newly built in 2016, the exterior alone is breathtaking, with a zero-maintenance perennial garden with two stone patios and a gazebo. You will also enjoy two outdoor decks and a Marquis spa perfect for afternoon gatherings or soothing your mind and body all year long. Inside, you'll discover the best of open-concept living with meticulous finishings, including premium light fixtures and professional paint, while large windows and vaulted ceilings allow for a flood of natural light. A recently renovated kitchen boasts quartz countertops and a smart gas range and fridge that will have your inner chef jumping with joy. The location on a quiet street provides peaceful living amid stunning scenery with private access to the water. Come experience all of this beauty and tranquility without sacrificing any of the conveniences of modern life as the town of Omemee has it all and more!**

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **01/05/2024**

Rooms

MLS®#: X7380370

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.09 M X 4.17 M	13.05 Ft x 13.08 Ft		
Kitchen	Main	3.52 M X 3.59 M	11.07 Ft x 11.09 Ft		
Dining Room	Main	3.52 M X 2.96 M	11.07 Ft x 9.09 Ft		
Recreation	Main	4.59 M X 6 M	15.01 Ft x 19.08 Ft		
Primary Bedroom	Second	4.67 M X 3.89 M	15.04 Ft x 12.09 Ft		
Bedroom	Second	3.89 M X 3.18 M	12.09 Ft x 10.05 Ft		
Bedroom	Second	3.89 M X 3.17 M	12.09 Ft x 10.05 Ft		
Bathroom	Main			2	
Bathroom	Second			4	

MLS® #: X7380370

64 Mary Street W, Kawartha Lakes, Ontario K0L 2W0



