

Property Client Full

22 Englewood Lane, Douro-Dummer, Ontario K0L 2H0

Listing

**22 Englewood Lane Douro-Dummer**  
**Active / Residential Freehold / Detached**

MLS®#: X8443920  
 List Price: **\$1,300,000**

**New Listing**



**Peterborough/Douro-Dummer/Rural Douro-Dummer**

Tax Amt/Yr: **\$5,328.00/2023** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **T LT 21-22 CON 6 DOURO AS IN R715030 T/W R715030 DOURO-DUMMER**

Style: **2 Storey** Rooms Rooms+: **9+0**  
 Fractional Ownership: **No** BR BR+: **3(3+0)**  
 Assignment: **No** Baths (F+H): **2(2+0)**  
 Link: **No** SF Range: **1500-2000**  
 Stories: **2.0** SF Source:  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **92.00** Fronting On: **W**  
 Lot Depth: **174.17**  
 Lot Size Code: **Feet**  
 Zoning: **RR**  
 Dir/Cross St: **Hwy, 28 North To Englewood Lane**

PIN #: **281840252** ARN #: **152201000137700** Contact After Exp: **No**  
 Holdover: **0**  
 Possession: **TBD** Possession Date:

Kitch Kitch + Fam Rm:	<b>1 (1+)</b> <b>No</b>	Exterior:	<b>Wood</b>	Utilities:	<b>No Gas, Hydro, No Sewers, Cable Available, Telephone Available</b>
Basement:	<b>Yes/Unfinished</b>	Drive:	<b>Lane</b>	Water:	<b>Well</b>
Fireplace/Stv:	<b>Yes</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Water Inc:	<b>Unknown</b>
Interior Feat:	<b>Propane Tank</b>	Drive Pk Spcs:	<b>3.00</b>	Sewers:	<b>Septics</b>
Heat:	<b>Forced Air, Propane</b>	Tot Pk Spcs:	<b>5.00</b>	Special Desig:	<b>Unknown</b>
A/C:	<b>Yes/Central Air</b>	Pool:	<b>None</b>		
Apx Age:	<b>16-30</b>				
Property Feat:	<b>Clear View, Lake Access, Place of Worship, Waterfront</b>				
Roof:	<b>Metal</b>				
Foundation:	<b>Concrete Block</b>				
Alternate Power:	<b>None</b>				
Water Name:	<b>Lake</b>				
Waterfront Y/N:	<b>Yes</b>	Waterfront:	<b>Direct</b>	Waterfront Frontage (M):	<b>89.58</b>
Water Features:	<b>Dock, Trent System, Winterized</b>				
Under Contract:	<b>Propane Tank</b>	Dev Charges Paid:		HST App To SP:	<b>Included</b>
Access To Property:	<b>Yr Rnd Municipal Rd</b>				
Shoreline:	<b>Mixed, Natural</b>	Shoreline Exposure:	<b>North/West</b>		
Shoreline Road Allowance:	<b>Owned</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	

**Remarks/Directions**

Client Rmks: **Nestled on a private waterfront lot, this charming log cabin-style home at 22 Englewood Crescent offers a serene escape with stunning west-facing views, perfect for savoring breathtaking sunsets over the water. The home boasts an authentic log cabin vibe, enriched by a cozy wood-burning fireplace and expansive views that invite abundant natural light, enhancing the peaceful, woodsy elegance. The open concept kitchen and dining area provide a perfect space for family gatherings and entertaining. Additional features include a durable steel roof and a large heated workshop garage, ideal for hobbies and storage. The generous driveway offers ample parking and easy access. Utilizing well water sourced directly from the lake, this home blends rustic living with modern convenience. 22 Englewood Crescent promises a lifestyle of tranquility and natural beauty. Dont miss this unique waterfront property where luxury meets charm.**

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **06/14/2024**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.13 M X 9.58 M	13.07 Ft x 31.05 Ft		
Kitchen	Main	4.05 M X 2.89 M	13.03 Ft x 9.06 Ft		
Dining Room	Main	4.05 M X 3.18 M	13.03 Ft x 10.05 Ft		
Bedroom	Main	4.07 M X 3.04 M	13.04 Ft x 9.00 Ft		
Bedroom	Second	2.86 M X 4.13 M	9.05 Ft x 13.07 Ft		
Office	Second	3.87 M X 3.16 M	12.08 Ft x 10.04 Ft		
Primary Bedroom	Second	8.24 M X 6.69 M	27.00 Ft x 21.11 Ft		Fireplace, W/I Closet
Utility Room	Basement	2.39 M X 1.54 M	7.10 Ft x 5.01 Ft		
Other	Basement	6.76 M X 10.52 M	22.02 Ft x 34.06 Ft		



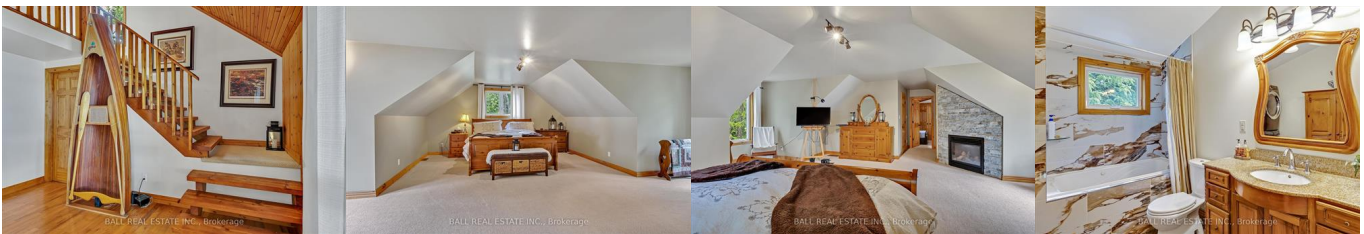
Bathroom  
Bathroom  
Photos

Second  
Main

4  
3

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