

# Property Client Full

## 31 Connolly Road, Kawartha Lakes, Ontario K9V 0P1

Listing

**31 Connolly Rd Kawartha Lakes**

**Active / Residential Freehold / Detached**

MLS®#: **X12110744**

List Price: **\$820,000**

**New Listing**

### Kawartha Lakes/Kawartha Lakes/Lindsay



Tax Amt/Yr: **\$5,157.00/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **1**  
 Legal Desc: **LOT 141 PLAN 57M809 SUBJECT TO AN EASEMENT FOR ENTRY AS IN KL201291 CITY OF KAWARTHA LAKES**

Style: **2 Storey** Rooms Rooms+: **12+0**  
 Fractional Ownership: **No** BR BR+: **3(3+0)**  
 Assignment: **No** Baths (F+H): **3(2+1)**  
 Link: **No** SF Range: **1500-2000**  
 Storeys: **2.0** SF Source:  
 Lot Irreg: Lot Acres:  
 Lot Front: **19.71** Fronting On: **N**  
 Lot Depth: **99.94**  
 Lot Size Code: **Feet**

Zoning: **Residential - R2-S37**

Dir/Cross St: **Connolly/Angeline Street, North**

PIN #: **632040835**

Holdover: **0**

Possession: **TBA**

ARN #: **165101000388873**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**  
 Island YN:  
 Fam Rm: **Yes**  
 Basement: **Yes/Full, Unfinished**  
 Fireplace/Stv: **Yes**  
 Interior Feat: **None**  
 Heat: **Forced Air, Gas**  
 A/C: **Yes/Central Air**  
 Central Vac: **No**  
 Apx Age: **0-5**  
 POTL/Mnth Fee: **No**  
 Retirement: **No**  
 Property Feat: **Clear View, Lake/Pond, Public Transit, Rec Centre**  
 Exterior Feat: **Deck, Porch**  
 Roof: **Asphalt Shingle**  
 Foundation: **Poured Concrete**  
 Soil Type:  
 Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract:  
 View: **Clear**

Exterior: **Alum Siding**  
 Drive: **Available**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Attached Garage/2.0**  
 Drive Pk Spcs: **4.00**  
 Tot Pk Spcs: **6.00**  
 UFFI: **No**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat:

Utilities: **Gas, Hydro, Sewers, Cable, Telephone Available**  
 Water: **Municipal**  
 Water Meter:  
 Waterfront Feat: **Municipal**  
 Waterfront Struct:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Unknown**  
 Special Desig:  
 Farm Features:  
 Winterized:

Waterfront: **None**

Easements/Restr:

Dev Charges Paid:

Lot Shape: **Rectangular**

Waterfront Frontage (M):

HST App To SP: **Included In**

Lot Size Source: **GeoWarehouse**

### Remarks/Directions

Client Rmks: **Welcome Home: Stylish comfort meets everyday functionality in this beautifully upgraded 3-bedroom residence nestled in the charming town of Lindsay, Ontario, this meticulously maintained 3-bedroom, 2.5-bathroom home blends comfort, function, and style with a layout designed for modern living. From its spacious interior to its serene outdoor setting, every element of this home has been carefully curated to offer an ideal balance of relaxation, practicality, and contemporary elegance. Whether you're looking to raise a family, entertain guests, or simply enjoy a peaceful and beautiful space, this home is designed to meet your needs.**

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

Prepared By: **KATIE HADDEN, REALTOR Salesperson**

Date Prepared: **04/30/2025**

Rooms

MLS®#: **X12110744**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	2.85 M X 4.53 M	9.35 Ft x 14.86 Ft		
Dining Room	Main	2.54 M X 4.53 M	8.33 Ft x 14.86 Ft		
Living Room	Main	3.61 M X 6.2 M	11.84 Ft x 20.34 Ft		
Laundry	Main	1.7 M X 1.58 M	5.57 Ft x 5.18 Ft		
Primary Bedroom	Second	5 M X 4.64 M	16.40 Ft x 15.22 Ft		
Bedroom	Second	3.34 M X 3.27 M	10.95 Ft x 10.72 Ft		
Bedroom	Second	4.18 M X 4.2 M	13.71 Ft x 13.77 Ft		
Family Room	Second	3.35 M X 3.08 M	10.99 Ft x 10.10 Ft		
Other	Basement	8.79 M X 12.07 M	28.83 Ft x 39.59 Ft		
Bathroom	Second				

Bathroom  
Bathroom  
Photos

Second  
Main

3  
2

MLS®#: X12110744

31 Connolly Road, Kawartha Lakes, Ontario K9V 0P1





