

# 33 NORTHLINE Road, Fenelon Falls, Ontario K0M 1N0

Listing

Client Full  
Active / Residential

**33 NORTHLINE Rd Fenelon Falls**

Listing ID: 40670501  
Price: \$985,000



## Kawartha Lakes/Kawartha Lakes/Fenelon (Twp)

### Sidesplit/House

	Beds	Baths	Kitch
Basement	1	1	
Main		1	1
Second	3	1	

Beds (AG+BG): 4 (3 + 1)  
 Baths (F+H): 3 (3 + 0)  
 SF Fin Total: 2,777  
 AG Fin SF Range: 2001 to 3000  
 AG Fin SF: 2,109/LBO provided  
 BG Fin SF: 668/LBO provided  
 DOM: 0  
 Common Interest: Freehold/None  
 Tax Amt/Yr: \$4,052.00/2023

### Remarks/Directions

Public Rmks: **Welcome to this immaculately maintained country home ideally situated on an extremely picturesque private 1 acre lot within walking distance to amenities in Fenelon Falls. This 4 bedroom/3 bathroom home provides almost 2,800 sq ft of living area on 4 levels, and was totally renovated down to the studs in 2014 including new wiring and insulation. The open concept main living area is highlighted by a large and bright kitchen that overlooks the dining area and living room featuring a cozy propane fireplace. The main floor family room features a beautiful stone fireplace, laundry room, an enclosed front entrance porch and an expansive attached double garage. The upper level has three good sized bedrooms and a bathroom including a recently redone gorgeous walk-in shower. The basement includes a rec room, large guest bedroom and bathroom. The grounds are beautifully landscaped with an abundance of perennial beds and large mature trees. The west facing back yard features a covered flagstone patio facing a pond with waterfall. Enjoy your days in the large Artic Spa hot tub or sit around the fire pit to enjoy the sunsets. An insulated and heated garage/workshop is located in the back yard along with a garden shed for your toys. A new septic system was installed in 2014, and there is a lengthy list of recent enhancements, including a new asphalt driveway (2020) and furnace and a/c (2022). Close to access nearby ATV/snowmobile/walking trails!**

Directions: **County Road 121 to Northline Road**

### Exterior

Exterior Feat: **Hot Tub, Landscaped, Lawn Sprinkler System, Porch-Enclosed, Privacy, Private Pond, Recreational Area**  
 Construct. Material: **Solid Brick, Vinyl Siding**  
 Shingles Replaced: Foundation: **Block**  
 Year/Desc/Source: // Roof: **Asphalt Shingle**  
 Property Access: **Municipal Road, Paved Road** Prop Attached: **Detached**  
 Other Structures: **Fence - Full, Gazebo, Shed, Workshop** Apx Age: **31-50 Years**  
 Garage & Parking: **Attached Garage, Detached Garage//Private Drive Triple+ Wide//Asphalt Driveway**  
 Parking Spaces: **15** Driveway Spaces: **12.0** Rd Acc Fee:  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Telephone** Winterized: **Fully Winterized**  
 Water Source: **Cistern, Drilled Well** Water Tmnt: **UV System, Water Softener** Sewer: **Septic**  
 Lot Size Area/Units: **1.033/Acres** Acres Range: **0.50-1.99**  
 Lot Front (Ft): **150.00** Lot Depth (Ft): **300.00** Acres Rent:  
 Location: **Rural** Lot Irregularities: Land Lse Fee: **Rectangular**  
 Area Influences: **Beach, Golf, Rec./Community Centre, School Bus Route, Shopping Nearby, Trails**  
 View: **Trees/Woods** Retire Com:  
 Topography: **Level, Wooded/Treed** Fronting On: **West**  
 Restrictions: **None** Exposure: **West**  
 High School: **Fenelon Falls Secondary School**

### Interior

Interior Feat: **Ceiling Fans, Water Heater Owned, Water Softener, Water Treatment**  
 Security Feat: **Smoke Detector(s)**  
 Basement: **Partial Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Separate Entrance, Walk-Up**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Propane, Forced Air-Propane**  
 Fireplace: **2/Family Room, Living Room, Propane**  
 Under Contract: **Propane Tank** FP Stove Op: **Yes**  
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler** Contract Cost/Mo:  
 Add Inclusions: **John Deere riding lawn mower negotiable.**  
 Exclusions: **Freezer and fridge in laundry room**

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT E PT LT 24 CON 11 FENELON PT 1, 57R1494; KAWARTHA LAKES**  
 Zoning: **RR2**  
 Assess Val/Year: **\$356,000/2024**  
 PIN: **631570089**  
 ROLL: **165121006007602**  
 Builder Name:  
 Possession/Date: **Flexible/**  
 Possession Rmks: **Jan 20 or earlier**

Local Improvements Fee:  
 Survey: **None/**  
 Hold Over Days: **90**  
 PIN 2:  
 Occupant Type: **Owner**  
 Building Name:  
 Deposit: **\$50,000.00**

**Brokerage Information**

List Date: **10/30/2024**  
 List Brokerage: **[Kawartha Waterfront Realty](#)** 

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 Source Board: Barrie and District Association of REALTORS®  
 Prepared By: David Donais, Broker  
 Date Prepared: 10/30/2024

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Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>19' 3" X 17' 11"</b>	<b>5.87 X 5.46</b>	
<b>Kitchen</b>	<b>Main</b>	<b>18' 2" X 8' 0"</b>	<b>5.54 X 2.44</b>	
<b>Dining Room</b>	<b>Main</b>	<b>18' 2" X 12' 0"</b>	<b>5.54 X 3.66</b>	
<b>Family Room</b>	<b>Main</b>	<b>11' 11" X 24' 6"</b>	<b>3.63 X 7.47</b>	
<b>Laundry</b>	<b>Main</b>	<b>14' 11" X 6' 7"</b>	<b>4.55 X 2.01</b>	
<b>Bathroom</b>	<b>Main</b>	<b>7' 8" X 7' 10"</b>	<b>2.34 X 2.39</b>	<b>4-Piece</b>
<b>Foyer</b>	<b>Main</b>	<b>12' 10" X 9' 3"</b>	<b>3.91 X 2.82</b>	
<b>Bedroom Primary</b>	<b>Second</b>	<b>12' 6" X 16' 2"</b>	<b>3.81 X 4.93</b>	
<b>Bedroom</b>	<b>Second</b>	<b>14' 5" X 11' 1"</b>	<b>4.39 X 3.38</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11' 0" X 9' 9"</b>	<b>3.35 X 2.97</b>	
<b>Bathroom</b>	<b>Second</b>	<b>7' 10" X 8' 0"</b>	<b>2.39 X 2.44</b>	<b>3-Piece</b>
<b>Recreation Room</b>	<b>Basement</b>	<b>12' 11" X 17' 5"</b>	<b>3.94 X 5.31</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>13' 0" X 17' 5"</b>	<b>3.96 X 5.31</b>	
<b>Bathroom</b>	<b>Basement</b>	<b>8' 4" X 10' 10"</b>	<b>2.54 X 3.30</b>	<b>3-Piece</b>
<b>Utility Room</b>	<b>Basement</b>	<b>8' 5" X 11' 9"</b>	<b>2.57 X 3.58</b>	

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