

26 GREENWOOD Crescent, Woodville, Ontario K0M 1T0

Client Full
Active / Residential

26 GREENWOOD Cr Woodville

Listing ID: 40696295
Price: **\$1,449,000.00**



Kawartha Lakes/Kawartha Lakes/Eldon (Twp) Bungalow/House

Water Body: **Canal Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement		1	
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 Dens: **0**
 SF Fin Total: **2,204**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,096/LBO provided**
 BG Fin SF: **1,108**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,112.00/2024**

Remarks/Directions

Public Rmks: This comprehensively updated and immaculately maintained lake house offers all that is great about waterfront living while residing within easy commuting distance to the northern GTA. Located in the friendly community of Western Trent on the desirable south-western shore of Canal Lake, the property provides 80 ft of waterfront on a level lot with lovely vistas to the opposite shore. The home features over 2,200 sq ft of living space including the fully finished basement, and has a brand new feel owing to the long list of recent renovations including all new stone and vinyl siding, metal roof, and a new double attached drive-through garage with a paved driveway. Interior renovations include a new kitchen and appliances, new flooring, ceilings, crown molding, California shutters, and a new sliding door that leads to a rebuilt multi-level deck and patio. The home is exceptionally energy efficient with upgraded insulation and a newer (2018) heat pump and electric furnace. Both the roadside and waterside yards have been professionally landscaped, and mature trees along the lot lines ensure excellent privacy. The living is easy here as the municipality provides the water supply, weekly garbage collection and timely snow clearing along paved Greenwood Crescent. Canal Lake has excellent fishing, and one can access the entire Trent-Severn waterway from the dock. The Western Trent Golf Course is a two-minute drive away. There is a lengthy list of inclusions as a bonus.

Directions: County Road 48 to Bolsover Road to Armitage Avenue to Trent River Road North to Greenwood Crescent.

Waterfront

Water Body Name: Canal Lake
Water Body Type: Lake
Waterfront Type: Direct Waterfront
Water View: Direct Water View
Shore Road Allowance: None

Waterfront Features: Trent System
Water Frontage: 80.00
Waterfront Exposure: East
Island: No

Exterior

Exterior Feat: Deck(s), Patio(s)
Construct. Material: Stone, Vinyl Siding
Shingles Replaced: Foundation: Concrete Block
Year/Desc/Source: 1993//Assessor

Property Access: Municipal Road
Other Structures: Shed
Garage & Parking: Attached Garage//Private Drive Double Wide/Asphalt Driveway
Parking Spaces: 8
Services: Garbage/Sanitary Collection, High Speed Internet, Underground Wiring
Water Source: Municipal
Lot Size Area/Units: 0.374/Acres
Lot Front (Ft): 80.00
Location: Rural

Roof: Metal
Prop Attached: Detached
Apx Age: 31-50 Years
Rd Acc Fee:
Winterized: Fully Winterized
Garage Spaces: 2.0
Sewer: Septic
Acres Rent:
Lot Shape: Rectangular
Land Lse Fee:

Area Influences: Golf, Highway Access, Lake/Pond, Landscaped, School Bus Route
View: Lake
Topography: Level
Restrictions: None
School District: Trillium Lakelands District School Board

Retire Com:
Fronting On: East
Exposure: East

Interior

Interior Feat: Auto Garage Door Remote(s), Ceiling Fans, Generator-Partial, Sewage Pump, Sump Pump, Water Softener
Basement: Full Basement
Laundry Feat: Main Level

Basement Fin: Fully Finished

Cooling: Central Air
Heating: Electric Forced Air, Heat Pump
Under Contract: HWT-Electric

Inclusions: Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings
Add Inclusions: Refer to Schedule C
Exclusions: New (2023) Dot patio set, deck box, snowblower and yard tools are excluded but negotiable.
Furnace Age: 7 Years

Contract Cost/Mo:
UFFI:

Tank Age:

Property Information

Common Elem Fee: No
Legal Desc: LT 62 PL 508 CITY OF KAWARTHA LAKES
Zoning: RR3

Local Improvements Fee:
Survey: Boundary Only/ 1972

Assess Val/Year: **\$373,000/2025**
PIN: **631700293**
ROLL: **165116005003567**
Possession/Date: **Flexible/**

Hold Over Days: **90**
PIN 2:
Occupant Type: **Owner**
Deposit: **70000.00**

Brokerage Information

List Date: **03/20/2025**
List Brokerage: **[Kawartha Waterfront Realty](#)** 

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Source Board: Barrie and District Association of REALTORS®
Prepared By: David Donais, Broker
Date Prepared: 03/21/2025

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	17' 9" X 10' 9"	5.41 X 3.28	Walkout to Balcony/Deck
Dining Room	Main	17' 9" X 9' 3"	5.41 X 2.82	
Kitchen	Main	12' 2" X 9' 3"	3.71 X 2.82	
Bedroom Primary	Main	12' 4" X 11' 7"	3.76 X 3.53	
Bedroom	Main	10' 8" X 10' 6"	3.25 X 3.20	
Bedroom	Main	13' 0" X 9' 7"	3.96 X 2.92	
Bathroom	Main	9' 0" X 6' 11"	2.74 X 2.11	4-Piece
Laundry	Main	9' 0" X 4' 8"	2.74 X 1.42	
Recreation Room	Basement	38' 0" X 22' 2"	11.58 X 6.76	
Gym	Basement	14' 2" X 12' 9"	4.32 X 3.89	
Bathroom	Basement	8' 7" X 8' 1"	2.62 X 2.46	3-Piece
Utility Room	Basement	18' 6" X 14' 2"	5.64 X 4.32	

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