

	166 MCFADDEN Rd North Kawartha Ontario K0L 1A0 North Kawartha North Kawartha Peterborough SPIS: N Taxes: \$1,806/2024 DOM: 10 List: \$484,900 For: Sale				
	Detached Link: N Bungalow-Raised		Front On: N Acre:		Rms: 7 + 5 Bedrooms: 2 + 3 Washrooms: 2 1x4xMain, 1x2xLower
	Lot: 100 x 250 Feet Irreg: 100' X 250' Dir/Cross St: Highway 28 to McFadden Road to # 166 Directions: HWY 28 (LAKEFIELD), LEFT ON MCFADDEN RD				
MLS#: X12399126 PIN#: 282880227 Possession Remarks: flexible					
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:		Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Available Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: N Prop Feat: Family Room, Fireplace/Stove, Wooded/Treed Exterior Feat: Landscaped,Privacy,Year Round Living,Deck Interior Feat: In-Law Capability,Primary Bedroom - Main Floor,Water Heater,Water Treatment		Zoning: RES Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Under Contract: Hot Water Heater,Propane Tank HST Applicable to Sale Price: Not Subject to HST Oth Struct: Pole Barn, Garden Shed Survey Type: Unknown	
Water Frontage (M): 0 Topography: Flat Access to Property: Year Round Municipal Road Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.98	x 12.57	
2	Dining	Main	11.22	x 7.97	
3	Kitchen	Main	11.65	x 7.58	
4	Prim Bdrm	Main	9.84	x 13.35	
5	2nd Br	Main	10.56	x 9.91	
6	Bathroom	Main	0	0	4 Pc Bath
7	Sunroom	Main	8.6	x 15.98	
8	3rd Br	Lower	11.98	x 15.68	
9	4th Br	Lower	10.2	x 11.42	
10	5th Br	Lower	9.61	x 13.09	
11	Utility	Lower	11.98	x 10.4	
12	Other	Lower	7.91	x 14.86	
13	Bathroom	Lower	0	0	2 Pc Bath
Client Remks: BEAUTIFUL FAMILY HOME NESTLED ON NICE SIZED LOT MINUTES TO THE AMENITIES OF APSLEY. THIS 2+2 BED, 2 BATH BRICK RAISED BUNGALOW IS READY FOR YOU TO MOVE IN. THE MAIN LEVEL OFFERS NEW KITCHEN (2024), SPACIOUS LIVING ROOM WITH FIREPLACE AND SEPARATE DINING AREA. YOU WILL ALSO ENJOY THE BRIGHT SUNROOM AREA WITH WALKOUT TO DECK. PRIMARY BEDROOM , 2ND GUESTROOM AND FULL 4PC BATH (2024). THE LOWER LEVEL FEATURES 3RD AND 4TH GUEST ROOMS WITH AN OPTION FOR DEN/OR OFFICE, A NEW KITCHENETTE AREA AND PROPANE FIREPLACE, 2 PC BATH (2024), UTILITY ROOM AND STORAGE SPACE. OUTSIDE YOU WILL ENJOY THE TRANQUILITY OF PRIVACY, COZY NIGHTS AROUND THE FIRE IN THE NICELY LANDSCAPED SITTING AREA. DETACHED DOUBLE CARPORT, POLE BARN AND SHED ALL PROVIDE LOTS OF STORAGE. SHINGLES 2016, PROPANE FURNACE 2023 AND GENERAC GENERATOR. Inclusions: FRIDGE, STOVE, WASHER, DRYER, GENERAC GENERATOR					
Listing Contracted With: FLAT RATE REALTY CORP, Ph: 705-749-9292					