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|  | <p>20 Sparrow Crt List: \$999,999 For: Sale 1</p> <p>Kawartha Lakes Ontario K0M 2C0</p> <p>Kawartha Lakes Little Britain Kawartha Lakes 900-10-H</p> <p>SPIS: N Taxes: \$4,328.29 / 2020 DOM: 0</p> |
| | <p>Detached Front On: W Rms: 7 + 4</p> <p>Link: N Acre: Bedrooms: 3</p> <p>Bungalow-Raised Washrooms: 2</p> <p style="text-align: right;">1x4xMain, 1x4xMain</p> |
| | <p>Lot: 100 x 200 Feet Irreg: Dir/Cross St: Fingerboard/Rd.#28</p> |

MLS#: X5176064 Contract Date: 4/01/2021 PIN#:

Possession Remarks: Tba

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| <p>Kitchens: 1</p> <p>Fam Rm: Y</p> <p>Basement: Finished</p> <p>Fireplace/Stv: Y</p> <p>Heat: Forced Air / Propane</p> <p>A/C: None</p> <p>Central Vac:</p> <p>Apx Age:</p> <p>Apx Sqft:</p> <p>Assessment:</p> <p>POTL:</p> <p>POTL Mo Fee:</p> <p>Elevator/Lift:</p> <p>Laundry Lev: Main</p> <p>Phys Hdcap-Eqp:</p> | <p>Exterior: Brick</p> <p>Drive: Pvt Double</p> <p>Gar/Gar Spcs: Attached / 2.0</p> <p>Drive Park Spcs: 5</p> <p>Tot Prk Spcs: 7.0</p> <p>UFFI:</p> <p>Pool: None</p> <p>Energy Cert:</p> <p>Cert Level:</p> <p>GreenPIS:</p> <p>Prop Feat: Cul De Sac, Lake/Pond, Park</p> | <p>Zoning:</p> <p>Cable TV:</p> <p>Hydro:</p> <p>Gas:</p> <p>Phone:</p> <p>Water: Municipal</p> <p>Water Supply:</p> <p>Sewer: Septic</p> <p>Spec Desig: Unknown</p> <p>Farm/Ag:</p> <p>Waterfront:</p> <p>Retirement:</p> <p>Oth Struct:</p> |
|---|---|---|

| # | Room | Level | Length (m) | Width (m) | Description |
|----|----------|-------|------------|-----------|--|
| 1 | Living | Main | 3.42 | x 5.36 | Separate Rm Bay Window French Doors |
| 2 | Dining | Main | 4.13 | x 3.01 | Ceramic Floor Sliding Doors W/O To Deck |
| 3 | Kitchen | Main | 3.59 | x 5.05 | Ceramic Floor Eat-In Kitchen Pantry |
| 4 | Family | Main | 3.61 | x 6.02 | Fireplace Sliding Doors W/O To Deck |
| 5 | Master | Main | 4.84 | x 4.82 | 4 Pc Ensuite W/I Closet W/O To Deck |
| 6 | 2nd Br | Main | 4.13 | x 3.66 | Double Closet Picture Window |
| 7 | 3rd Br | Main | 3.52 | x 3.66 | Double Closet Picture Window |
| 8 | Rec | Bsmt | 3.89 | x 18.77 | Pot Lights French Doors Above Grade Window |
| 9 | Sitting | Bsmt | 4.47 | x 5.14 | French Doors |
| 10 | Workshop | Bsmt | 6.20 | x 4.10 | Above Grade Window |
| 11 | Exercise | Bsmt | 6.15 | x 3.71 | Above Grade Window |

Client Remks: Click On Virtual Tour To Walk Through This Home. Click On Realtor's Link For Floor Plans & Feature Sheet. See Attached For List Of Upgrades & Improvements. Beautiful Very Well Maintained 3 Bedroom, 2 Bath Custom-Built Bungalow Raised Home On A Large Pie Shaped Lot. Nestled On A Quiet Court Steps To The Lake With Public Park And Boat Launch Nearby. Features Bright Living Room With Large Bay Window, Dining Area With Walk-Out To Nice Deck,

Extras: Family Room With Cozy Fireplace And Walk-Out And A Finished Basement With Lookout Windows, Rec Room, Bedroom, Arts Room, Exercise Room And Lots Of Storage. Updated Windows. Shingles (Approx. 2011) Furnace(Approx. 2016)

Listing Contracted With: KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE Ph: 905-428-8100