**Prepared by: JESSICA TUSET, Administrator**
**KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE**
111 Byron Street South, Whitby, ON L1N4P5 905-428-8100

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**52 Sandringham Rd** **List: $977,977 For: Sale**
**Kawartha Lakes Ontario K0M2T0**
Kawartha Lakes Woodville Kawartha Lakes
**SPIS:** N **Taxes:** $3,846.00 / 2019 **DOM: 0**

Detached **Front On:** E **Rms:** 6 + 1
**Link:** N **Acre:** 50-99.99 **Bedrooms:** 3
Bungalow **Washrooms:** 2
2x4xMain

**Lot:** 99.76 x 0 Acres **Irreg:**
**Dir/Cross St:** Sandringham Rd / Woodville Rd

**MLS#:** X4627758 **Contract Date:** 11/06/2019 **PIN#:**
**Possession Remarks:** Tba

| | | | | | |
|---|---|---|---|---|---|
| **Kitchens:** | 1 | **Exterior:** | Stone / Vinyl Siding | **Zoning:** | |
| **Fam Rm:** | Y | **Drive:** | Circular | **Cable TV:** | |
| **Basement:** | Full / W/O | **Gar/Gar Spcs:** | Attached / 3.0 | **Hydro:** | |
| **Fireplace/Stv:** | Y | **Drive Park Spcs:** | 20 | **Gas:** | |
| **Heat:** | Forced Air / Propane | **Tot Prk Spcs:** | 23.0 | **Phone:** | |
| **A/C:** | None | **UFFI:** | | **Water:** | Well |
| **Central Vac:** | | **Pool:** | None | **Water Supply:** | Drilled Well |
| **Apx Age:** | 0-5 | **Energy Cert:** | | **Sewer:** | Septic |
| **Apx Sqft:** | 2000-2500 | **Cert Level:** | | **Spec Desig:** | Unknown |
| **Assessment:** | | **GreenPIS:** | | **Farm/Agr:** | Other |
| **POTL:** | | **Prop Feat:** | | **Waterfront:** | |
| **POTL Mo Fee:** | | | | **Retirement:** | |
| **Elevator/Lift:** | | | | **Oth Struct:** | |
| **Laundry Lev:** | Main | | | | |
| **Phys Hdcap-Eqp:** | | | | | |

| # | Room | Level | Length (m) | Width (m) | Description | | |
|---|---|---|---|---|---|---|---|
| 1 | Kitchen | Main | 4.16 | x 4.96 | Granite Counter | Centre Island | Breakfast Bar |
| 2 | Dining | Main | 5.19 | x 3.92 | Picture Window | Tile Floor | W/O To Deck |
| 3 | Family | Main | 7.19 | x 5.11 | Vaulted Ceiling | Pot Lights | Hardwood Floor |
| 4 | Master | Main | 4.45 | x 6.33 | 4 Pc Ensuite | W/I Closet | W/O To Deck |
| 5 | 2nd Br | Main | 4.96 | x 3.72 | Double Closet | Large Window | Hardwood Floor |
| 6 | 3rd Br | Main | 4.32 | x 5.10 | His/Hers Closets | Crown Moulding | Hardwood Floor |
| 7 | Rec | Bsmt | 19.91 | x 13.61 | Unfinished | Wood Stove | W/O To Yard |

**Client Remks:** Stunning Custom Built Bungalow On Approx 99 Acres W/30 Workable Land. Cash Crop Farm Can Yield Approx $20,000. Over-Sized Attached Garage Parks 3 Cars & Circular Driveway Up To 20. 3 Br Bungalow W/Approx 2,325 Sq Ft & W/O Bsmt. Open Concept Layout W/Soaring 14' Vaulted Ceiling. High-End Eat-In Kit O/Looks Din & Fam Rms. W/O From Dr To Lrg Deck W/Stunning Views. Fam Rm W/ Vaulted Ceiling & Pot Lights. Heated Flrs In Both Baths. Master W/4Pc Ensuite.

**Extras:** 9 Foot Ceilings On Main And 9 Foot Ceilings In Basement. Please See Attached For List Of Inclusions & Upgrades. Click On Realtor's Link For 3D Tour, Virtual Tour, Floor Plans And Feature Sheet.

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

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