

	<p>9 Pioneer Rd List: \$574,900 For: Sale</p> <p>Kawartha Lakes Ontario K0L 2W0</p> <p>Kawartha Lakes Omemee Kawartha Lakes</p> <p>SPIS: N Taxes: \$2,254.00 / 2023 DOM: 0</p>
	<p>Detached Front On: E Rms: 6</p> <p>Link: N Acre: Bedrooms: 3</p> <p>Bungalow Washrooms: 1</p> <p style="text-align: right;">1x4xMain</p> <p>Lot: 205 x 211 Feet Irreg: Irregular Depth As Per Geowarehouse</p> <p>Dir/Cross St: Pioneer / West View / Yankee</p>

MLS#: X7228980 **Contract Date: 10/18/2023** **PIN#: 632520823**

Possession Remarks: TBA

<p>Kitchens: 1</p> <p>Fam Rm: Y</p> <p>Basement: Unfinished / Walk-Up</p> <p>Fireplace/Stv: N</p> <p>Heat: Forced Air / Gas</p> <p>A/C: Central Air</p> <p>Central Vac: Y</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: Lower</p> <p>Phys Hdcap-Eqp:</p>	<p>Exterior: Alum Siding</p> <p>Drive: Private</p> <p>Gar/Gar Spcs: Detached / 2.0</p> <p>Drive Park Spcs: 8</p> <p>Tot Prk Spcs: 10.0</p> <p>UFFI:</p> <p>Pool: None</p> <p>Energy Cert:</p> <p>Cert Level:</p> <p>GreenPIS:</p> <p>Prop Feat: Lake Access, Lake/Pond, Wooded/Treed</p>	<p>Zoning:</p> <p>Cable TV:</p> <p>Hydro:</p> <p>Gas:</p> <p>Phone:</p> <p>Water: Well</p> <p>Water Supply: Drilled Well</p> <p>Sewer: Septic</p> <p>Spec Desig: Unknown</p> <p>Farm/Agr:</p> <p>Waterfront:</p> <p>Retirement:</p> <p>Oth Struct: Garden Shed Kennel</p>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Family	Main	4.36	x 4.01	Large Window	Open Concept	O/Looks Dining
2	Dining	Main	3.09	x 4.01	Large Window	Open Concept	
3	Kitchen	Main	3.04	x 3.11	Backsplash	Sliding Doors	W/O To Patio
4	Prim Bdrm	Main	2.80	x 3.30	Picture Window	Closet	
5	2nd Br	Main	2.80	x 3.10	Picture Window	Closet	
6	3rd Br	Main	2.71	x 3.11	Picture Window		

Client Remks: Experience tranquil lakeside living in the charming and picturesque The Glen neighborhood of Omemee. Delightful 3-bedroom bungalow boasts almost an acre huge greenspace lot just steps away from the water's edge and nestled along the east side of the Pigeon Lake with great scenic views and breathtaking natural beauty. Explore hiking trails with many trees, hills, and wildlife. The home features a bright open concept family room and dining area with lots of large picture windows, allowing an abundance of natural sunlight. Updated kitchen features backsplash and a convenient walk-out to the patio. Three bedrooms and a 4-piece bath completes this lakeside retreat. Additional amenities include wiring for a back-up generator, a detached insulated 2-car garage, and a shed for extra storage. The Glen Home Owner's Association annual fee of \$100.00 grants you access to a dock on Pigeon Lake. Enjoy easy access to the Trans Canada Trail, as well as nearby Peterborough and Lindsay

Extras: Insulated garage with woodstove (not WETT certified). Home wired for backup generator. Updated kitchen, bathroom, and flooring in 2021. Shingles on house and garage January 2020 Central air 2014 Septic 2016 Fridge 2023

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