



Gordons Real Estate Brokerage is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordons Real Estate Brokerage provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordons Real Estate Brokerage offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 49 Corneil St in Kawartha Lakes, a charming bungalow offering comfortable living in a region celebrated for its scenic landscapes, relaxed pace of life, and close connection to nature. Set in a quiet, family-friendly neighbourhood near Lindsay, this property offers the perfect balance of small-town comfort and everyday convenience, with easy access to local shops, schools, parks, and Ross Memorial Hospital, as well as a straightforward commute via Highway 35 and Highway 7 connecting to the Greater Toronto Area.

This well-maintained home features 3 spacious bedrooms and 2 bathrooms, including a convenient half bath in the finished basement. The lower level adds valuable living space with a cozy room highlighted by a fireplace—ideal for relaxing evenings or entertaining guests. The main living area is bright and inviting, with large windows that fill the space with natural light, creating a warm and welcoming atmosphere throughout.

Step outside to enjoy a private, fully fenced backyard surrounded by mature trees, offering a peaceful retreat with exceptional privacy. Whether hosting gatherings or unwinding at the end of the day, the outdoor space is thoughtfully designed with a patio, gazebo, and hot tub for year-round enjoyment.

Complete with a double-wide attached garage and located in a community known for its beautiful lakes, outdoor recreation, and strong sense of community, this home presents an excellent opportunity to enjoy the best of Kawartha living.

Property Details

ADDRESS: 49 Corneil St Kawartha Lakes ON, K9V 5T7

TYPE: Single Family Detached Bungalow

LEGAL DESCRIPTION: LT 84 PL 532 S/T INTEREST IN R343036; KAWARTHA LAKES

SQ. FT:	1,287 above grade, 1,287 below grade (MPAC).
BEDROOMS:	3 bedrooms, on main floor.
BATHS:	2; 4 piece on main floor, 2 piece in basement.
LAUNDRY:	In basement.
BASEMENT:	Partially finished.
AGE:	42 YO (1984) (MPAC).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Metal.
FOUNDATION:	Concrete.
FLOORS:	Carpet, vinyl, concrete.
CEILINGS:	Stucco, drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Drywall.
PARKING:	Double wide paved driveway.
GARAGE:	Double garage attached.
LOT SIZE:	79.31' X 82.38' (MPAC).
ZONING:	R3 – Residential Zone

TAXES:	\$3,793.08 (2025)
ROLL #:	165101000387519
PIN #:	632050128
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas, heat pump.
COOLING:	Heat pump.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fenced in backyard, gazebo and patio, full trees across back fence to give privacy.
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer, hot tub, gazebo.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour