

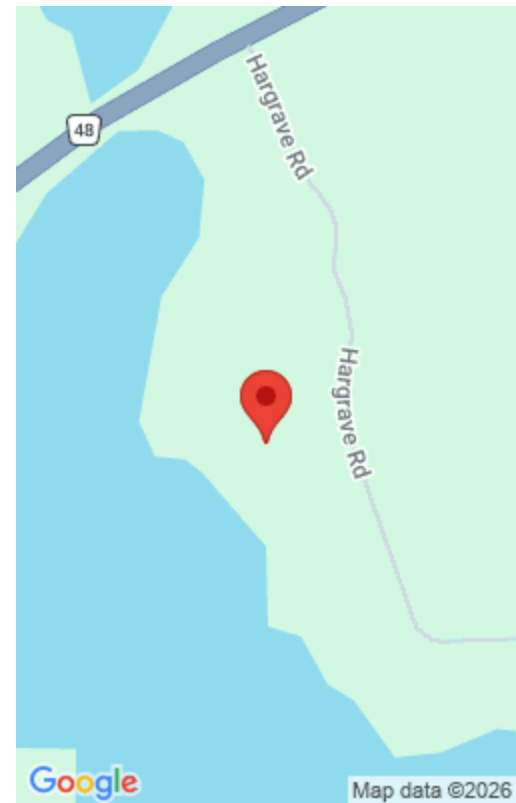
## 34 HARGRAVE RD, KAWARTHA LAKES, ON K0M 2B0, CANADA

<https://www.gtarealestates.com>

An incredible opportunity for investors or multi-generational families! This secluded 1.25-acre retreat, located just one hour from the GTA, is fully optimized for the short-term rental market with a proven capacity for 8 guests. Featuring two separate detached buildings and over \$300k in recent upgrades (2022/2024), this property offers both luxury and high-yield potential. The main...

**\$690,000**

- 4 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Living room

**RoomLength1:** 4.94

**RoomDimensions1:** 4.94 m X 7.86 m

**RoomLevel2:** Ground level

**RoomWidth2:** 7.86

**RoomType3:** Kitchen

**RoomLength3:** 2.92

**RoomDimensions3:** 2.92 m X 3.05 m

**RoomLevel4:** Ground level

**RoomWidth4:** 3.23

**RoomType5:** Bedroom 2

**RoomLength5:** 3.66

**RoomDimensions5:** 3.66 m X 2.62 m

**RoomLevel6:** Ground level

**RoomWidth6:** 3.75

**RoomType7:** Recreational, Games room

**RoomLength7:** 6.19

**RoomDimensions7:** 6.19 m X 4.14 m

**RoomLevel1:** Ground level

**RoomWidth1:** 7.86

**RoomType2:** Dining room

**RoomLength2:** 4.94

**RoomDimensions2:** 4.94 m X 7.86 m

**RoomLevel3:** Ground level

**RoomWidth3:** 3.05

**RoomType4:** Primary Bedroom

**RoomLength4:** 3.11

**RoomDimensions4:** 3.11 m X 3.23 m

**RoomLevel5:** Ground level

**RoomWidth5:** 2.62

**RoomType6:** Bedroom 3

**RoomLength6:** 4.42

**RoomDimensions6:** 4.42 m X 3.75 m

**RoomLevel7:** Ground level

**RoomWidth7:** 4.14

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## Location Details

**City:** Kawartha Lakes (Eldon)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Eldon

**Levels:** 1

**FrontageLength:** 120 ft ,3 in

**ArchitecturalStyle:** Bungalow

**Stories:** 1



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## Property Features

**Flooring:** Laminate,Tile      **Heating:** Baseboard heaters  
**HeatingFuel:** Electric      **CoolingYN:** True  
**Cooling:** Wall unit      **ParkingTotal:** 8  
**OpenParkingYN:** False      **GarageYN:** True  
**AttachedGarageYN:** False      **CarportYN:** False  
**FireplacesTotal:** 1      **PoolYN:** False  
**ViewYN:** True      **View:** Lake view,Direct Water View,Unobstructed Water View  
**WaterfrontYN:** True      **WaterBodyName:** Mitchell Lake  
**Sewer:** Septic System

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## Courtesy of

**OfficeName:** RE/MAX EXCEL REALTY LTD.

**Office ID:** 282937

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 8

**ArchitecturalStyle:** Bungalow

**Heating:** Baseboard heaters

**Sewer:** Septic System

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## Amenities & Features

**Waterfront available:** Yes

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Wall unit

**Total Fireplaces:** 1

