

$679,999

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft

# 48 CHAMPLAIN BOULEVARD, KAWARTHA LAKES (LINDSAY), ONTARIO, CANADA, K9V0J1

https://www.gtarealestates.com

Escape to Lindsay at 48 Champlain! A wonderful family home backing on to a gently rolling creek it’s a true nature lovers’ retreat. With a host of amenities just minutes away (including schools, shopping, hospital and places of worship), your peaceful community offers endless potential for young families and retirees alike. The home boasts many...

## Rooms & Units Descr

**RoomType1:** Bedroom 2
**RoomLength1:** 3.95
**RoomDimensions1:** 3.95 m X 3.42 m
**RoomLevel2:** Second level
**RoomWidth2:** 2.81
**RoomType3:** Bathroom
**RoomLength3:** 1.68
**RoomDimensions3:** 1.68 m X 1.28 m
**RoomLevel4:** Second level
**RoomWidth4:** 3.2
**RoomType5:** Bathroom
**RoomLength5:** 3.1
**RoomDimensions5:** 3.1 m X 1.59 m
**RoomLevel6:** Basement
**RoomWidth6:** 3.14
**RoomType7:** Family room
**RoomLength7:** 5.32
**RoomDimensions7:** 5.32 m X 3.78 m
**RoomLevel8:** Lower level
**RoomWidth8:** 1.69
**RoomType9:** Foyer
**RoomLength9:** 4.15
**RoomDimensions9:** 4.15 m X 1.71 m
**RoomLevel10:** Ground level
**RoomWidth10:** 2.93
**RoomType11:** Kitchen
**RoomLength11:** 2.76
**RoomDimensions11:** 2.76 m X 6.1 m
**RoomLevel1:** Second level
**RoomWidth1:** 3.42
**RoomType2:** Bedroom 3
**RoomLength2:** 3.94
**RoomDimensions2:** 3.94 m X 2.81 m
**RoomLevel3:** Second level
**RoomWidth3:** 1.28
**RoomType4:** Primary Bedroom
**RoomLength4:** 4.05
**RoomDimensions4:** 4.05 m X 3.2 m
**RoomLevel5:** Second level
**RoomWidth5:** 1.59
**RoomType6:** Office
**RoomLength6:** 2.97
**RoomDimensions6:** 2.97 m X 3.14 m
**RoomLevel7:** Lower level
**RoomWidth7:** 3.78
**RoomType8:** Laundry room
**RoomLength8:** 3.42
**RoomDimensions8:** 3.42 m X 1.69 m
**RoomLevel9:** Ground level
**RoomWidth9:** 1.71
**RoomType10:** Living room
**RoomLength10:** 6.08
**RoomDimensions10:** 6.08 m X 2.93 m
**RoomLevel11:** Ground level
**RoomWidth11:** 6.1

## Location Details

**City:** Kawartha Lakes (Lindsay)
**Province:** Ontario

## Property Details

**SubdivisionName:** Lindsay

**FrontageLength:** 60 ft

## Property Features

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 6

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** False

**CarportYN:** False

**FireplacesTotal:** 1

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

## Courtesy of

**OfficeName:** INTERCITY REALTY INC.

**Office ID:** 115875

**ListAOR:** Toronto Regional Real Estate Board

## Building Details

**ParkingTotal:** 6

**Heating:** Forced air

**Sewer:** Sanitary sewer

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning