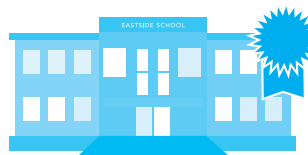


110 Pearn's Road | KAWARTHA LAKES

SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.



Fenelon Falls SS

Designated Catchment School
Grades 9 to 12
66 Lindsay St

Langton Public School

35 Wychwood Cres.

Fenelon Township PS

Designated Catchment School
Grades PK to 8
50 Cameron Rd

Ridgewood Public School

6763 Hwy 35, Coboconk

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



Garnet Graham Beach Park

98 Francis St
A B C D E F

Russ Baptiste Park

Colborne St
A B

Fenelon Falls Community Centre

27 Veterans Way
A B C D E F

Byrnell Golf Club

192 Kawartha Lakes County Rd 8
A

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 21.2km.

Ross Memorial Hospital - Lindsay
10 Angeline St N

Fire Station
60 John St

Police Station
6 Victoria Ave N



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more information!

www.110pearns.com



110 Pearn's Road

Welcome To Country Living At Its Absolute Finest

Set Behind A Gated Entry On More Than An Acre Of Private Grounds, This Distinguished Ranch-Style Bungalow Offers An Elevated Country Retreat Just Minutes From The Coveted Village Of Fenelon Falls. Over 3,100 Sqft Of Living Space, It's Designed For Those Who Value Space, Privacy, And Refined Four-Season Living. This Property Blends The Ease Of A Single-Level Layout With The Warmth And Character Of A True Kawartha Lakes Escape. From The Expansive Front Porch To The Inviting Rear Walkout Deck, Every Inch Of This Property Is Designed For Relaxed Living And Effortless Entertaining. Enjoy Morning Coffee Overlooking Perennial Gardens, Gather With Family And Friends In The Outdoor Sitting And Dining Area, Unwind Beneath The Gazebo, Or Soak In The Hot Tub Under The Stars. Inside, A Convenient Oversized Two-Car Garage Leads Into A Practical Mudroom, Opening Into A Bright And Spacious Kitchen And Dining Area That Naturally Becomes The Heart Of This Lovely Home. The Main Level Features 3 Generous Bedrooms, Including A Primary Suite With Ensuite And A Large Walk-In Closet. The Lower Level Extends The Living Space With A Huge Family And Rec Room, With A Pool Table And Fourth Bedroom. The Property Includes A Heated Detached Workshop, That Can Also Serve As A Garage, Studio, Or The Ultimate Hideaway. Whether You Are Dreaming Of A Tranquil Full-Time Residence, A Weekend Escape, Or A Property With Room To Live, Work, Create, And Entertain, This One-Of-A-Kind Home Captures The Warmth, Privacy, And Magic Of Country Living-Just Moments From One Of The Kawarthas' Most Beloved Communities.

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Broker

Sarah Norris
Sales Representative

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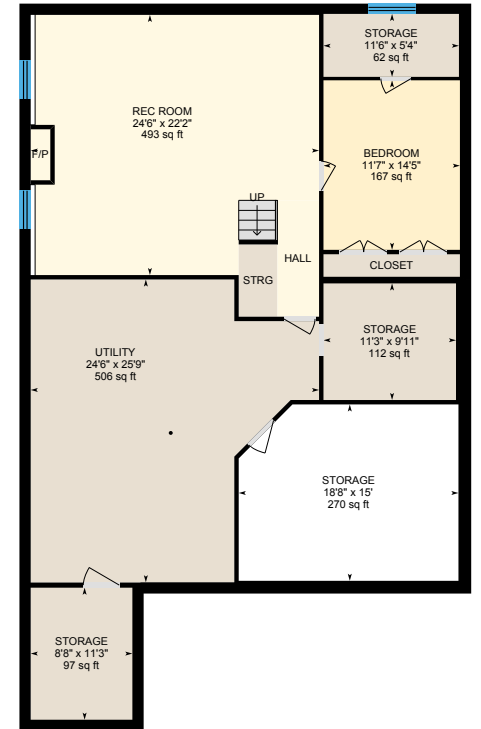
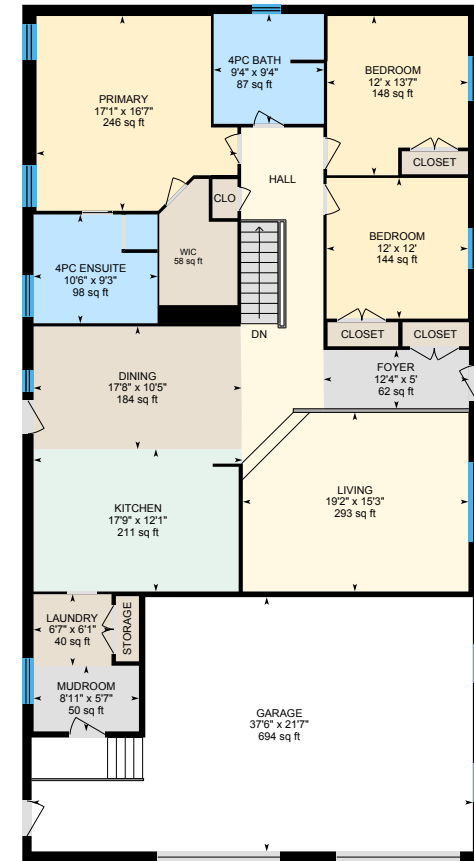
289-GET-ZOLD | office 416.443.0300 | **289.536.3957**

65B West Beaver Creek Rd - 2nd Floor, Richmond Hill, ON L4B 1K4
Not intended to solicit those currently under contract with another brokerage.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



110 Pearns Road



Recent Upgrades Add Exceptional Value, Including A New Water Filter And Purifier, Updated Components For The Dual Wood-Electric Furnace, A New Air Conditioner, New Hot Tub, And Newer Appliances Including The Refrigerator And Dishwasher. A Propane Powered 'Generac' Generator Is Available For Those Possible Hydro Emergencies.