**Property Client Full**

# 102 Fulsom Crescent, Kawartha Lakes, Ontario L3V 6H5

Listing

**102 Fulsom Cres Kawartha Lakes**
**Active / Residential Freehold / Detached**

**MLS®#: X14119760**
List Price: **$539,900**
**Price Decrease**



**Kawartha Lakes/Kawartha Lakes/Carden**

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|---|---|---|---|
| Tax Amt/Yr: | **$3,033.00/2025** | Transaction: | **Sale** |
| SPIS: | **No** | DOM | **24** |
| Legal Desc: | **LT 3 PL 360; KAWARTHA LAKES** | | |

| | | | |
|---|---|---|---|
| Style: | **Bungalow** | Rooms Rooms+: | **7+0** |
| Fractional Ownership: | **No** | BR BR+: | **3(3+0)** |
| Assignment: | **No** | Baths (F+H): | **1(1+0)** |
| Link: | **No** | SF Range: | **700-1100** |
| Storeys: | **1.0** | SF Source: | **Plans** |
| Lot Irreg: | | Lot Acres: | **< 0.50** |
| Lot Front: | **62.90** | Fronting On: | **W** |
| Lot Depth: | **231.17** | Builder Name: | |
| Lot Size Code: | **Feet** | | |

Zoning: **RR2**
Dir/Cross St: **Kirkfield Rd and Day Drive**

| | | | | | |
|---|---|---|---|---|---|
| PIN #: | **631080112** | ARN #: | **165103600319300** | Contact After Exp: | **No** |
| Holdover: | **60** | | | Survey Year/Type: | **None** |
| Possession: | **Immediate** | Possession Date: | | | |

| | | | | | |
|---|---|---|---|---|---|
| Kitch Kitch + | **1 (1+0)** | Exterior: | **Wood** | Utilities: | **No Gas, Hydro, No Sewers, No Cable, Telephone Available** |
| Fam Rm: | **No** | Garage: | **No** | | |
| Basement: | **Yes/Crawl Space, Full** | Gar/Gar Spcs: | **None/0.0** | | |
| Fireplace/Stv: | **Yes** | Drive Pk Spcs: | **6.00** | Water: | **Well** |
| Fireplace Feat: | **Freestanding, Propane** | Tot Pk Spcs: | **6.00** | Water Supply Type: | **Bored Well** |
| Interior Feat: | **None, Primary Bedroom - Main Floor, Storage, Water Heater** | Pool: | **None** | Water Meter: | |
| | | Room Size: | | Waterfront Feat: | **Waterfront - Not Deeded Winterized** |
| | | Energy Cert: | **No** | | |
| Parking Feat: | **Private Triple, Available, Other** | Green PIS: | **No** | Waterfront Struc: | **Not Applicable** |
| | | Rural Services: | **Cell Services, Telephone Available, Electrical, Garbage Pickup, Internet High Speed, Recycling Pckup** | Well Capacity: | |
| Heat: | **Baseboard** | | | Well Depth: | |
| Heat Source: | **Electric, Propane** | | | Sewers: | **Septic** |
| A/C: | **/None** | | | Special Desig: | **Unknown** |
| Central Vac: | **No** | | | Farm Features: | |
| Apx Age: | **51-99** | | | Winterized: | **Fully** |
| POTL/Mnth Fee: | **No** | Security Feat: | **Smoke Detector, None** | | |
| Elevator: | **No/** | | | | |
| Laundry Lev: | **Main** | | | | |
| Retirement: | **No** | | | | |
| Property Feat: | **Beach, Campground, Clear View, Golf, Lake/Pond, Fenced Yard** | | | | |
| Exterior Feat: | **Deck, Fishing, Year Round Living** | | | | |
| Roof: | **Asphalt Shingle** | | | | |
| Foundation: | **Block, Concrete** | | | | |
| Topography: | **Dry, Flat, Level** | | | | |
| Soil Type: | | | | | |
| Alternate Power: | **None** | | | | |
| Access Feat: | **None** | | | | |
| Phys Hdcp-Eqp: | **No** | | | | |
| Lease To Own Items: | **Water Heater** | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Water Name: | **Dalrymple Lake** | | | | |
| Waterfront Y/N: | **Yes** | Waterfront: | **Direct** | Island YN: | **No** |
| Water Struct: | **Not Applicable** | Easements/Restr: | **Unknown** | | |
| Water Frontage: | **62.90/Feet** | | | | |
| Water Features: | **Waterfront - Not Deeded, Winterized** | | | | |
| Under Contract: | **Hot Water Tank-Electric** | Dev Charges Paid: | **Yes** | HST App To SP: | **Included In** |
| Access To Property: | **Private Road, Yr Rnd Private Rd** | | | | |
| Shoreline: | **Clean, Shallow, Soft Bottom** | Shoreline Exposure: | **East** | | |
| Shoreline Road Allowance: | **Not Owned** | | | | |
| Docking Type: | **None** | Water View: | **Direct, Unobstructive** | Channel Name: | |
| View: | **Clear, Lake, Water** | Lot Shape: | **Rectangular** | Lot Size Source: | **GeoWarehouse** |

**Remarks/Directions**

Client Rmks: **Enjoy the potential of this 3-bedroom bungalow set on a 0.46-acre property on Lake Dalrymple in Kawartha Lakes. Built in 1969, this detached home offers approximately 1,060 sq. ft. of living space, with a peaceful setting in a quiet neighbourhood in the Seagrave area. The level, dry lot provides space to enjoy the outdoors, while a shed offers additional storage and six parking spaces provide ample room for vehicles. Surrounded by the natural beauty of the area, this property presents an opportunity to enjoy a quieter pace**

**of life near the lake. This property presents an opportunity for buyers looking to explore its potential and make it their own.**

Inclusions: **Propane stove in kitchen and propane free standing fireplace in living room**

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Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

**Prepared By: LAURA BILLINGS, REALTOR Salesperson** **Date Prepared: 11/20/2026**

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