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: **$559,900**



Kawartha Lakes/Kawartha Lakes/Carden

Tax Amt/Yr:	**$3,033.00/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
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**

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

Prepared By: MEGHAN MURPHY, Administrator **Date Prepared: 10/27/2026**

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