


# HOME *features*

892 FRANK HILL ROAD, KAWARTHA LAKES, ON



  
\$849,900

  
2,174 SQFT  
AG

  
5 BEDS

  
3 BATHS

## FEATURES:

- 2,174 sq ft main floor bungalow
- 3+2 bedrooms
- 3 bathrooms
- Sunken living room with vaulted ceiling
- 2 - Gas fireplaces
- Eat-in kitchen with quartz countertops
- Separate dining room
- Finished lower level
- Main floor laundry
- Private treed lot

## UPGRADES & UPDATES:

- Eavestroughs & fascia (2024)
- Water softener (2024)
- Composite decking (approx. 2021)
- Landscaping & drainage improvements
- Updated ensuite
- Appliances updated (approx. 4-5 yrs)
- Lower level flooring updates
- Some Plumbing updates
- Metal Roof



**TOM SANGSTER**  
MAKING REAL ESTATE WORK FOR YOU  
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**ROYAL LEPAGE**  
REALTY INC.

Frank Real Estate  
Independently Owned and Operated. Brokerage

# HOME *features*

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## EXTERIOR

- Composite deck
- Pergola & hot tub
- Private yard
- Mature trees



## KITCHEN

- Quartz countertops
- Eat-in layout
- Ample cabinetry
- Functional design



## LIVING ROOM

- Sunken design
- Vaulted ceilings
- Gas fireplace
- Large windows



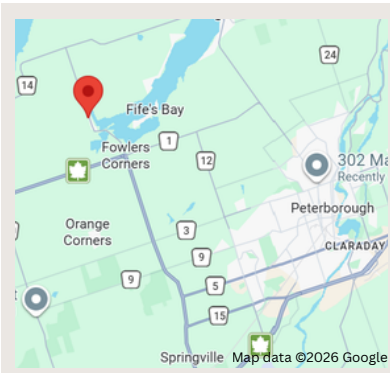
## PRIMARY BEDROOM

- Spacious layout
- Updated ensuite
- Walkout to deck
- Natural light



## LOWER LEVEL

- 2 additional bedrooms
- Large Rec room
- Full bathroom
- Office space



## LOCATION

- About 12 min. to Peterborough
- Private lot
- Tree-lined surroundings
- Easy access to amenities

## PROPERTY DESCRIPTION:

Spacious country bungalow offering over 2,174 sq ft on the main floor, set on a private, tree-lined lot. The eat-in kitchen with quartz countertops connects naturally to the main living areas, while a sunken living room with a vaulted ceiling and gas fireplace provides a warm, inviting space filled with natural light.

The main floor offers three bedrooms, including a primary suite with updated ensuite and walkout to the deck and hot tub, along with the convenience of main floor laundry. The finished lower level adds two bedrooms, a full bathroom, rec room, and office space.

Outside, enjoy a private setting with composite decking, landscaped grounds, and a detached outbuilding, reflecting consistent care and investment throughout.

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