



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 274 Providence Road, Fenlon Falls—a rare gem offering 110 acres of prime agricultural land. This expansive property presents an exceptional opportunity for those seeking a versatile space to cultivate their vision.

Nestled within this vast acreage is a charming two-story farmhouse, rich with potential. Boasting solid construction, this residence includes four spacious bedrooms and two bathrooms, providing ample living space that invites restoration to its classic charm or a fresh reimagining to suit your personal style.

The property is complemented by a large barn and drive shed, ideal for various agricultural or mixed-use purposes.

The zoning flexibility allows you to tailor the land to your needs, whether you envision a thriving farm, an equestrian estate, or a tranquil countryside retreat. While the farmhouse requires some updating, its sturdy foundation offers a perfect canvas for transformation.

Embrace the chance to create a home that mirrors your aspirations within this serene and picturesque setting. Don't miss this unique opportunity to own a substantial piece of Fenlon Falls' rural beauty, where endless possibilities await.

Property Details

ADDRESS: 274 Providence Road Fenlon Falls Ontario K0M 1N0

TYPE: Single family residential / agricultural

LEGAL DESCRIPTION: Part Lot 21, Concession 6 being part 4 on Plan 57R8960, as in R435373; City of Kawartha Lakes

SQ. FT:	2,304 above grade (MPAC)
BEDROOMS:	4 bedrooms on the top floor; 1 bedroom on the main floor
BATHS:	2; 1 (four pieces) top floor; 1 (two-pieces) main floor
LAUNDRY:	On the main floor
BASEMENT:	Unfinished, full high
AGE:	154 years (1870)
ELECTRICAL:	Braker panel – 200 amps
ROOF:	Asphalt shingles
FOUNDATION:	Stone
FLOORS:	Hardwood, vinyl and laminate
CEILINGS:	Drop ceilings
WINDOWS:	Vinyl with wood frame
EXTERIOR:	Aluminum siding
INTERIOR:	Plaster
PARKING:	Gravel with shared lane entrance
LOT SIZE:	1,979.02' x 2,405.14'
ZONING:	A1

TAXES:	\$2,726.24 (2023)
ROLL #:	165102605001900
PIN #:	631230389
HEATING:	Forced air, oil furnace
WATER:	Well
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Slighted sloped with house on the high ground
INCLUSIONS:	Fridge, stove, dishwasher, washer and dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of the sale price
SUGGESTED CLOSING:	15-30 days

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour