



CENTURY 21 GRANITE REALTY GROUP INC. Brokerage

# 36 Fraser Lake Road CarlowMayo Carlow Ward Ontario

\$615,000

Welcome to 36 Fraser Lake Road-a modern country home offering just steps from the lake on a beautiful 1.19 acre lot. Built in 2021, this turn-key property is ready to be enjoyed this summer! The interior offers a bright, open layout with large windows that fill the home with natural light and showcase the stunning southern views over acres of open farmland. Durable and stylish luxury vinyl plank flooring flows throughout the main living areas, creating a warm and cohesive feel. The main floor features three spacious bedrooms, including a primary suite complete with a private ensuite and generous closet space. Large closets, pantries and plenty of storage throughout the home make it easy to stay organized. Downstairs, the fully finished walkout basement adds even more living space with two additional bedrooms, full bathroom and a huge recreation room-the perfect spot for movie nights, games, or entertaining. The rec room is finished with a striking corrugated black metal ceiling that adds a modern, industrial touch. Walk out directly to the new stamped concrete patio and enjoy the expansive yard, ideal for kids, pets, or hosting summer gatherings. Built on solid ICF construction and topped with a durable metal roof, this home offers both efficiency and long-term peace of mind. Heating is provided by a forced-air propane furnace. Outdoor lovers will appreciate the location-just a five-minute walk to the Fraser Lake boat launch where you can enjoy boating, fishing, and relaxing days on the water. If you're looking for newer home with extra space, modern finishes, and beautiful countryside views, 36 Fraser Lake Road is ready to welcome you home. (id:6769)

Listing Presented By:  
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<https://zoecrossing.ca/>



Royal

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- Recreational, Games room 9.83 m X 10.44 m
- Utility room 4.98 m X 3.38 m
- Bedroom 2.84 m X 3.43 m
- Bedroom 3.86 m X 3.4 m
- Other 2.03 m X 0.84 m
- Living room 4.5 m X 9.2 m
- Dining room 5.08 m X 2.54 m
- Kitchen 5.08 m X 3.63 m
- Bedroom 3.35 m X 2.97 m
- Bedroom 3.35 m X 3.25 m
- Primary Bedroom 5 m X 3.86 m
- Laundry room

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