

Property Client Full

210 Wrenhaven Road, Kawartha Lakes, Ontario K0M 1N0

Listing

210 Wrenhaven Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12384320**

List Price: **\$1,199,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon

Tax Amt/Yr: **\$5,512.00/2024** Transaction: **Sale**
SPIS: **No** DOM
Legal Desc: **LT 26 PL 324 S/T R351866; CITY OF KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **8+0**
Fractional Ownership: BR BR+: **3(3+0)**
Assignment: Baths (F+H): **1(1+0)**
Link: **No** SF Range:
Stores: **1.0** SF Source:
Lot Front: **66.00** Fronting On:
Lot Depth: **220.00**
Lot Size Code: **Feet**
Zoning: **RR3B**
Dir/Cross St: **Hwy 35/Wrenhaven Rd**

PIN #: **631580155**
Holdover: **90**
Possession: **Flexible**

ARN #: **165121004034800** Contact After Exp: **No**
Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **/None**
Basement: **Yes**
Fireplace/Stv: **Propane**
Fireplace Feat: **Guest Accommodations,**
Interior Feat: **Water Heater Owned**

Heat: **Propane, Other**
A/C: **No**
Central Vac: **No**
Apx Age: **51-99**
Property Feat: **Lake/Pond**
Exterior Feat: **Deck**
Roof: **Asphalt Shingle**
Foundation: **Concrete Block**
Topography: **Level**
Soil Type:

Alternate Power: **None**

Water Name: **Cameron Lake**

Waterfront Y/N: **Yes**

Water Struct: **Bunkie**

Water Features: **Trent System**

Under Contract:

Access To Property: **Yr Rnd Municipal Rd**

Shoreline: **Clean, Hard Bottom, Sandy**

Shoreline Road Allowance: **None**

Docking Type: **Private**

View: **Lake**

Exterior: **Alum Siding**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/2.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **8.00**
Pool: **None**

Room Size: **Garbage Pickup,**
Rural Services: **Internet High Speed**

Security Feat:

Utilities: **No Gas, Hydro, Sewers**
Available, No Cable
Well

Water: **Water Supply Type: Drilled Well**

Water Meter: **Waterfront Feat: Trent System**

Waterfront Struct: **Bunkie**

Well Capacity:

Well Depth:

Sewers: **Septic**

Special Desig: **Unknown**

Farm Features:

Winterized: **Fully**

Waterfront: **Direct**

Easements/Restr: **Right of Way**

Waterfront Frontage (M): **20.12**

Dev Charges Paid:

HST App To SP: **Not Subject to HST**

Shoreline Exposure: **East**

Water View: **Direct**

Lot Shape: **Pie**

Channel Name:

Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **This year-round property on highly desired Cameron Lake has a multitude of exceptional features desired by cottage buyers. Start with the seductive wade-in hard sand bottom waterfront that provides perfect weed-free swimming for both adults and children. Sited close to the water is the fully winterized 3-bedroom main cottage highlighted by open concept living, dining and kitchen areas that all feature large water-facing windows, a stone propane fireplace, walk-in pantry, and a new and very expansive wrap-around deck. Also sited close to the water is a two-bedroom guest cabin with a large picture window and a kitchenette. There is a very handy paved boat launch at the north corner of the waterfront. The large 0.72 acre property is sheltered along the lot lines by tall hedges that provide exceptional privacy. The rear yard is large and very level, with a spacious lawn that is ideal for all manner of outdoor activities. The yard also contains an oversized drive-through double garage, a workshop with a 3 pc bathroom, and a paved parking area. Access to the property is easy from a municipally maintained road, and services in Fenelon Falls and Lindsay are within a short drive. The tremendous physical assets of this property mean that buyers can contemplate future enhancements without fear of hitting a valuation ceiling.**

Inclusions: **Refrigerator, stove, refrigerator in shed, dock (excluding boat lift).**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **09/05/2025**

Rooms

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| <u>Room</u> | <u>Level</u> | <u>Dimensions (Metric)</u> | <u>Dimensions (Imperial)</u> | <u>Bathroom Pieces</u> | <u>Features</u> |
|--------------------|--------------|----------------------------|------------------------------|------------------------|-----------------|
| Living Room | Main | 5.18 M X 5.31 M | 16.99 Ft x 17.42 Ft | | |
| Dining Room | Main | 3.23 M X 4.52 M | 10.59 Ft x 14.82 Ft | | |
| Kitchen | Main | 3.23 M X 3.28 M | 10.59 Ft x 10.76 Ft | | |
| Pantry | Main | 2.51 M X 2.06 M | 8.23 Ft x 6.75 Ft | | |
| Bedroom | Main | 3 M X 2.57 M | 9.84 Ft x 8.43 Ft | | |
| Bedroom | Main | 3 M X 2.57 M | 9.84 Ft x 8.43 Ft | | |
| Bedroom | Main | 2.51 M X 3.07 M | 8.23 Ft x 10.07 Ft | | |
| Bathroom | Main | | | 4 | |

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