

Property Client Full

3 Sackitt Road, Kawartha Lakes, Ontario K0M 1N0

Listing

3 Sackitt Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12382343**

List Price: **\$599,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon Falls

Tax Amt/Yr: **\$2,245.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **LOT 2 PLAN 573; T/W R442419 CITY OF KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **9+0**
Fractional Ownership: BR BR+: **4(4+0)**
Assignment: Baths (F+H): **1(1+0)**
Link: **No** SF Range:
Storeys: **1.0** SF Source:
Lot Front: **69.76** Fronting On:
Lot Depth: **251.00**
Lot Size Code: **Feet**
Zoning: **RR3**
Dir/Cross St: **Highway 35 and Jubbs Shore Road**

PIN #: **631620860** ARN #: **165121004051500** Contact After Exp: **No**
Holdover: **90**
Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Wood	Water: Well
Fam Rm: No	Garage: Yes	Water Supply Type: Drilled Well
Basement: /None	Gar/Gar Spcs: Detached Garage/1.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 4.00	Waterfront Feat: Canal Front, Trent System
Fireplace Feat: Wood Stove	Tot Pk Spcs: 5.00	Waterfront Struc: Not Applicable
Interior Feat: Water Heater Owned	Pool: None	Well Capacity:
Heat: Radiant, Woodburning	Room Size:	Well Depth:
A/C: /None	Rural Services: Garbage Pickup, Recycling Pckup	Sewers: Tank
Central Vac: No	Security Feat:	Special Desig: Unknown
Apx Age: 51-99		Farm Features:
Property Feat: Waterfront		Winterized: No
Exterior Feat: Porch Enclosed		
Roof: Asphalt Shingle		
Foundation: Piers		
Topography: Level		
Soil Type:		
Water Name: Cameron Lake	Waterfront: Direct	Waterfront Frontage (M): 76.50
Waterfront Y/N: No	Easements/Restr: Unknown	
Water Struc: Not Applicable		
Water Features: Canal Front, Trent System		
Under Contract:	Dev Charges Paid:	HST App To SP: Not Subject to HST
Access To Property: Municipal Road	Shoreline Exposure: South/West	
Shoreline: Mixed		
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View:	Lot Shape: Irregular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **This four bedroom cottage resides on one of the best lots in this Cameron Lake waterfront community, with 261 ft of waterfront along the canal that leads directly to the lake. The 0.31 acre lot is spacious and level with plenty of lawn for outdoor activities. The seasonal cottage features an open living, dining and kitchen area centred around a wood-burning stove (WETT Certified), and there is a large west-facing 20' x 10' screened deck that is ideal for taking in sunsets. Recent upgrades include shoreline enhancement (2024/2025), a new well (2023), a new holding tank (2021), and a new roof (2020). A detached single garage next to the shoreline could be re-purposed as a boat house. The property is conveniently accessed by a municipally maintained road a short distance off of Highway 35, and services in Fenelon Falls are within a 5 minute drive. The property is being sold turn-key, with most furniture and furnishings included.**

Inclusions: **All furniture and furnishings in the cottage except personal items.**

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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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.39 M X 3.9 M	17.68 Ft x 12.79 Ft		
Kitchen	Main	4.78 M X 3.08 M	15.68 Ft x 10.10 Ft		
Primary Bedroom	Main	3.9 M X 2.99 M	12.79 Ft x 9.80 Ft		Combined w/Dining

Bedroom	Main	3.57 M X 2.61 M	11.71 Ft x 8.56 Ft
Bedroom	Main	3.87 M X 2.5 M	12.69 Ft x 8.20 Ft
Bedroom	Main	2.5 M X 2.13 M	8.20 Ft x 6.98 Ft
Other	Main	6.1 M X 3.05 M	20.01 Ft x 10.00 Ft
Bathroom	Main		

3

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