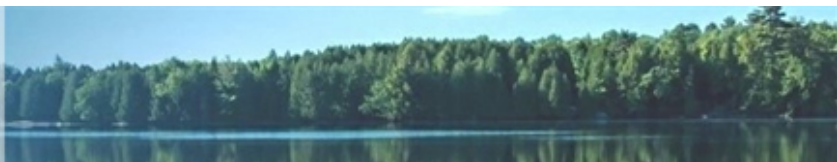




KIM ELRICK
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 Sales Representative



Cross Property Client Full

44 WALNUT STREET

Fenelon Falls, ON K0M1N0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Fenelon (Twp)

Residential/ Single Family/ For Sale

Price: \$559,000.00

Active



MLS®#: **253535**

List Date: **01-Apr-2020**

Bedrooms (AG/BG): **4 (4/ 0)**

Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached**

Style: **1 Storey**

Sqft Above Grade:

Sq Ft Finished: **932**

Sq Ft Source: **Other**

New Construction: **No**

Title/Ownership: **Freehold**

Fronting On: **South**

Lot Front: **42.49**

Road Access Fee:

Sqft Below Grade:

Sq Ft. Unfinished

Rooms: **8**

Recreational: **Yes**

Year Built/Desc: **/ Unknown**

Lot Depth:

Lot Size/Acres: **Under .5 Acre/ 0.41**

Cross Streets: **Walnut St and North**

Access: **Private Docking, Private Road, Seasonal Access, Unassumed**

Driveway Spaces/Type: **6/ Mutual/Shared/ Gravel**

Waterfront: **Yes**

WF Exposure: **South West**

WF Type/Name: **Lake/ Cameron**

Shore Rd Allowance: **Owned**

WF Frontage Ft: **42**

WF Features: **Beach, Boat Launch, Dock, Trent System**

Clean, Hard

Shore Line: **Bottom, Sandy,**

Shallow

Leased Land Fee:

Public Remarks: **CAMERON LAKE: SPECTACULAR SOUTH WEST VIEWS WITH A BEAUTIFUL SANDY WADE IN WEED FREE BEACH! This traditional three season cottage is ready for you to enjoy this summer. The cottage has fabulous original newly refinished wood floors throughout, the pine walls/ceiling add to the original cottage charm. The cottage sits well back from the lake providing lots of lake side living space, great fire pit & the beach. Behind the cottage sits a large lawn for lots of parking or additional outdoor space. Four bedrooms, sun room & three piece bath easily accommodates the whole family. The beautiful stone fireplace with a propane insert helps to keep everyone warm on chilly evenings and mornings. Situated within minutes of the town of Fenelon Falls, Victoria Rail Trail close by (for hiking, biking, ATV'ing, Snowmobiling) and of course miles of boating on the TSW makes this location on Cameron Lake highly desirable. Sports, leisure and family fun are endless!**

Directions: **From Fenelon Falls take Hwy 121 North, Left on North Line, Left on Walnut St. Follow road to sign which is the last cottage on the road. Road travels in front of cottages on lake side.**

Interior Features

Interior Features: **None**
 Basement: **Crawl Space/ None/**
 Heat Primary/Sec: **Propane/**
 HVAC: **None**
 Under Contract/Rental Items: **Propane Tank**
 Lease To Own Equip: **None**

Fireplace: **Fireplace Insert, Propane**

Foundation: **Poured Concrete, Stone**

Plumbing Age:

Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Wood**
 Restrictions: **Easement, Right-of-Way**
 Services: **At Lot Line-Hydro, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
 Topography: **Flat**
 Roofing: **Metal**
 Water/Supply Type: **Other/ Lake/River**
 Water Treatment: **None**
 Exterior Features: **Porch, Seasonal Living**
 Site Influences: **Beach, Cul de Sac/Dead End, Golf, Landscaped, Marina, Shopping Nearby, Trails**

Exposure: **South West**

Lot Irregularities:

Pool: **None**

FH Common Fee:

Alternative Power:

Yr Roof Surface Replaced: **2001**

Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove, Window Coverings Microwave, Refrigerator, Stove, Window Coverings Coffee pot, most of the dishes and pots and pans, all furniture (aside from those identified**

in exclusions)

Exclusions: **Yellow & Green Wooden Chairs, Bedside Table in Main Bedroom, Light Pine Bench & White Bookcase in Sunroom, 2 pine matching tables in living room, TV, White Wicker Table, dishes in cabinet, outdoor furniture, kayaks, paddle boards, water bike**

Tax Information

Roll#: **165121006025700** Local Improve Fee/Comments /
Pin#: **631580347** Zoning: **LSR** Taxes/Year: **\$3,187/ 2019**
Assessment \$/Year: **\$332,000/2016** Survey/Year: **Yes 2002** Survey Type: **None**
Legal Description: **PT LT 31 CON 11 FENELON PT 1, 2, 3, 4 & 5 57R8852, EXCEPT THE EASEMENT THEREIN OVER VT84773; S/T R397282, R411098; T/W R411097; S/T EXECUTION 08-0000252, IF ENFORCEABLE; KAWARTHA LAKES**

Rooms

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Features</u> |
|--------------------------------|--------------|--------------------|-----------------|
| Living Room/Dining Room | M | 17'6"x14'5" | |
| Kitchen | M | 9'5"x8'5" | |
| Sunroom | M | 23'2"x7'4" | |
| Bedroom | M | 8'5"x8'5" | |
| Bedroom | M | 10'4"x10'5" | |
| Bedroom | M | 10'5"x9'5" | |
| Master Bedroom | M | 11'5"x10'5" | |
| Bathroom | M | 6'2"x5'2" | 3-Piece |

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Client Full Report

Date Printed: 04/01/2020

Prepared By: KIM ELRICK, Salesperson

<http://www.kawarthawaterfront.com>

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