

Cross Property Client Full

55 MANOR ROAD

Cameron, ON KOM 1G0

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

Residential/Single Family/For Sale

Active

Price: \$479,000



MLS® #: **126495**
 List Date: **17-May-2018**
 Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,000**
 Sq Ft Finished: **1,000**
 Sq Ft Source:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **66.00**
 Road Access Fee:
 Access: **Municipal road**
 Driveway Spaces/Type: **6/Private Single Wide/Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **Lake/Sturgeon Lake**
 Shore Rd Allowance: **None**
 WF Features: **Other (see remarks)**
 Shore Line: **Hard Bottom, Natural , Rocky**

Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **8**
 Recreational: **Yes**
 Year Built/Desc: **1963/Completed**
 Lot Depth:
 Lot Size/Acres: **Under .5 Acre/**
 WF Exposure: **East**
 WF Frontage Ft: **66**

Public Remarks: **STURGEON LAKE** This is a unique opportunity to purchase on a highly desirable section of Manor Road on Sturgeon Lake. The property provides the buyer with numerous options - you can enjoy the exceptionally clean and well maintained three-bedroom cottage as a low-maintenance get-away, upgrade it to provide a more efficient four-season property, or replace it now or at some future date with a year-round home. With million-dollar properties on either side, excellent waterfront, spectacular vistas over Sturgeon Lake, easy access (via a paved driveway) from a fully serviced municipal road, and proximity to Fenelon Falls (5 min) and Lindsay (15 min), the property provides a sound platform for further investment. As added bonuses, a new 1000 gallon septic system was installed in late 2017, and a new well was drilled in 2012. The waterfront is east-facing, with hard shale bottom and good depth. A comprehensive list of inclusions makes this a turn-key property.

Directions: **Hwy 35 north from Lindsay to Cameron - right on Long Beach Road to Manor. Right on Manor Road to #55.**

Interior Features
 Interior Features: **Main Floor Laundry, Smoke Detector, Washer/Dryer Hookup**
 Basement: **None/None/**
 Heat Primary/Sec: **Baseboard/None**
 HVAC: **None**
 Under Contract/Rental Items: **None**
 Foundation: **Piers**
 Plumbing Age:

Exterior Features
 Add'l Monthly Fees:
 Lot Shape: **Rectangular**
 Exterior Finish: **Aluminum Siding**
 Restrictions: **Easement**
 Services: **Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
 Topography: **Flat**
 Roofing: **Asphalt**
 Water/Supply Type: **Well/Drilled Well**
 Water Treatment: **None**
 Exterior Features: **Deck(s)**
 Other Structures: **Gazebo, Shed**
 Site Influences: **Landscaped, Water View**
 Exposure: **East**
 Pool: **None**
 Lot Irregularities:
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Smoke Detector, Window Coverings Gazebo, light fixtures - see Schedule B for complete list**
 Exclusions: **Personal items**

Tax Information

Roll#: **165121003036100**
 Pin#: **631440635**
 Assessment \$/Year: **\$326,000/2016**
 Legal Description: **Parts of lots 19 & 20 Plan 164, Parts 1,2,3,4 and 5 Plan 57R10447 subject to an easement as in R317998 subject to an easement as in F11394, City of Kawartha Lakes**
 Local Improve Fee/Comments /
 Zoning: **RR3**
 Survey/Year: **Yes 2013**
 Taxes/Year: **\$2,522/2017**
 Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Laundry Room	M	12'6"x7'6"	Carpet
Foyer	M	7'0"x4'10"	Carpet
Kitchen	M	14'10"x13'6"	Carpet
Living Room	M	19'6"x13'6"	Carpet
Master Bedroom	M	10'0"x9'0"	Carpet
Bedroom	M	10'0"x7'10"	Carpet
Bedroom	M	8'0"x7'8"	Carpet
Bathroom	M		4-Piece

KAWARTHA WATERFRONT REALTY INC. - 82

Client Full Report

Date Printed: 05/17/2018

Prepared By: **DAVID DONAIS, Sales Representative**
<http://www.kawarthawaterfront.com>
KAWARTHA WATERFRONT REALTY INC. - 82

All data is subject to Errors, Omissions or Revisions and is not warranted. 05/17/2018 10:11:13 AM