

147 BEEHIVE Drive, Cameron, Ontario K0M 1G0

Listing

Client Full
Active / Residential

147 BEEHIVE Dr Cameron

MLS®#: 40185538
 Price: **\$1,098,000**



Kawartha Lakes/Kawartha Lakes/Fenelon (Twp)
Bungalow/House



Water Body: **Sturgeon Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Basement		1	
Main	2	1	1

Beds: **2 (2 + 0)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **2,066/LBO provided**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,151.00/LBO provide**
 BG Fin SF: **915.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,058/2021**

Remarks/Directions

Public Rmks: **This is an exceptionally well-maintained property on Sturgeon Lake that would make a perfect year-round home as it is conveniently located on a paved municipal road less than a 15 minute drive north of Lindsay and is an easy drive from the GTA. Both the main floor and the basement have been comprehensively updated in the past five years including an all-new kitchen, living and family rooms, bedrooms and bathrooms. The electrical, plumbing, insulation and heating systems were also updated during the renovations, and the property is serviced by municipal water. The office in the basement has a walk-up entrance and could be converted into an additional bedroom if desired. There is a detached garage as well as waterside and roadside storage sheds. The property resides on very gently sloping lot with 90 ft of waterfront on the calm western shore of Sturgeon Lake that provide lovely vistas across to the eastern shore. The waterside lawn is expansive and private, and there are three aluminum docks and two jet ski marine rails included.**

Directions: **Highway 35 to Long Beach Road (Cameron) to Anderson Drive to Beehive Drive**

Common Elements

Waterfront

Features: **Trent System**
 Dock Type: **Private Docking**
 Shoreline: **Rocky**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **90.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: **2019** Foundation: **Concrete Block** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1965/Town Records/Public Records** Prop Attached: **Detached**
 Property Access: **Municipal Road, Paved Road** Apx Age: **51-99 Years**
 Other Structures: **Shed** Rd Acc Fee:
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Asphalt Driveway, Circular Driveway** Winterized: **Fully Winterized**
 Parking Spaces: **5** Driveway Spaces: **4.0** Garage Spaces: **1.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 Services: **Garbage/Sanitary Collection, High Speed Internet Avail**
 Water Source: **Municipal** Water Tmnt: **Water Softener**
 Lot Size Area/Units: **0.371/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **90.00** Lot Depth (Ft): **180.00** Lot Shape: **Rectangular**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Lake/Pond**
 View: **Lake** Retire Com:
 Topography: **Level** Fronting On: **East**
 Restrictions: **None** Exposure:

Interior

Interior Feat: **Auto Garage Door Remote(s), Ceiling Fans, Water Heater Owned, Water Softener, Wet Bar**
 Basement: **Partial Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Up**
 Laundry Feat: **In Basement, Sink**
 Cooling: **Ductless**
 Heating: **Fireplace-Propane, Heat Pump, Propane**
 Fireplace: **1/Propane** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Freezer, Garage Door Opener, Hot Tub, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **, bar fridge, three docks, two marine rails for jet skis, propane fire pit on deck**
 Exclusions: **Televisions, shelves in garage, speakers and mounts in basement.**

Electric Age: **2016**Plumbing Age: **2016**

Furnished:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 16 PL 418 CITY OF KAWARTHA LAKES**
 Zoning: **RR3**
 Assess Val/Year: **\$409,000/2021**
 PIN: **631440555**
 ROLL: **165121003012100**
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Boundary Only/ 1963**
 Hold Over Days:
 Occupant Type: **Owner**

Deposit: **50000**

Brokerage Information

List Date: **11/12/2021**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record**Date Prepared: 11/12/2021**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: 40185538

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	16' 2" X 27' 0"	4.93 X 8.23	
Dining Room	Main	12' 9" X 12' 2"	3.89 X 3.71	
Kitchen	Main	13' 3" X 12' 10"	4.04 X 3.91	
Bedroom Primary	Main	10' 1" X 13' 7"	3.07 X 4.14	
Bedroom	Main	7' 10" X 13' 6"	2.39 X 4.11	
Bathroom	Main	4' 11" X 9' 11"	1.50 X 3.02	4-Piece
Family Room	Basement	24' 11" X 11' 5"	7.59 X 3.48	
Other	Basement	12' 1" X 10' 0"	3.68 X 3.05	
Office	Basement	11' 6" X 12' 10"	3.51 X 3.91	
Bathroom	Basement	4' 6" X 7' 8"	1.37 X 2.34	3-Piece
Laundry	Basement	4' 8" X 13' 7"	1.42 X 4.14	
Utility Room	Basement	2' 4" X 4' 9"	0.71 X 1.45	

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