

57 MANOR Road, Cameron, Ontario K0M 1G0

Listing

Client Full
Active / Residential

57 MANOR Rd Cameron

MLS®#: 40178295
 Price: \$1,549,000



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



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

	Beds	Baths	Kitch
Basement		1	
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **1,725/LBO provided**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,650.00/LBO provide**
 BG Fin SF: **75.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,342/2021**

Remarks/Directions

Public Rmks: **This is a perfect lake house property in so many ways. Conveniently located on a paved municipal road just minutes outside of Fenelon Falls and an easy 15 minute drive to Lindsay, the almost half-acre property resides on the calm western shore of Sturgeon Lake and provides magnificent vistas across all three arms of the lake. The year-round home was meticulously built and maintained by the owner, who was a builder by trade, and features a spacious main living area with large picture windows and a stone fireplace, a kitchen that faces the living room, a sunroom, a large primary bedroom with walk-in closet and 5 pc ensuite, and a large double attached garage. The partially finished basement provides additional opportunities for customization. The waterfront boasts an exceedingly rare double berth boathouse – one with a wet slip and the other with a marine rail that can house a 26 ft boat. There are two concrete docks extending from the boathouse, a waterside patio, and a 28' aluminum dock. The roof of the boathouse was rebuilt one year ago and provides a stunning platform to enjoy the waterfront views. The roadside yard has an attractive Bunkie with an adjoining storage garage, a shuffleboard deck with outdoor lighting, and a paved driveway. A pre-listing property inspection has been performed and is available for review.**

Directions: **Highway 35 to Long Beach Road to Manor Road**

Common Elements

Waterfront

Features: **Trent System**
 Dock Features: **Boat Slip, Marine Rail**
 Dock Type: **Private Docking**
 Boat House: **Boat House, Boathouse-Double Slips, Boathouse-Wetslip**
 Shoreline: **Clean, Hard Bottom**
 Shore Rd Allow: **None**
 Channel Name:
 Frontage: **92.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Awnings, Deck(s), Landscape Lighting**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1960/Town Records/Public Records**
 Property Access: **Municipal Road**
 Other Structures: **Shed**
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway**
 Parking Spaces: **9**
 Parking Level/Unit:
 Services: **Garbage/Sanitary Collection, High Speed Internet Avail, Underground Wiring**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **0.485/Acres**
 Lot Front (Ft): **92.00**
 Location: **Rural**
 Area Influences: **Lake/Pond, Landscaped**
 View: **Lake**
 Topography: **Level**
 Restrictions: **Easement**
 Foundation: **Concrete Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **6.0**
 Garage Spaces: **3.0**
 Sewer: **Septic**
 Water Tmnt: **Water Softener**
 Acres Range: **< 0.5**
 Lot Depth (Ft): **225.00**
 Lot Irregularities:
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**
 Exposure:

Interior

Interior Feat: **Auto Garage Door Remote(s), Ceiling Fans, Sewage Pump, Sump Pump, Water Heater Owned, Water Softener, Wet Bar**
 Security Feat: **Security System**
 Basement: **Partial Basement**
 Basement Feat: **Walk-Up**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Basement Fin: **Partially Finished**

Heating: **Electric Forced Air, Fireplace-Propane**
 Fireplace: **1/Propane**
 Under Contract: **Propane Tank**
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**
 Electric Age: **31** Plumbing Age: **31** Furnished:

FP Stove Op: **Yes**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PART LOTS 20, 21 & 22 PLAN 164, PARTS 6, 7 & 8 PLAN 57R10447 SUBJECT TO AN EASEMENT AS IN R317998 SUBJECT TO AN EASEMENT AS IN F11394 CITY OF KAWARTHA LAKES**
 Zoning: **RR3**
 Assess Val/Year: **\$740,000/2021**
 PIN: **631440636**
 ROLL: **165121003036200**
 Possession/Date: **30 - 59 Days/2021-12-15**
 Local Improvements Fee:
 Survey: **Available/ 2015**
 Hold Over Days: **90**
 Occupant Type: **Vacant**
 Deposit: **75000**

Brokerage Information

List Date: **10/20/2021**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 10/20/2021

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Rooms

MLS® #: 40178295

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	18' 8" X 22' 10"	5.69 X 6.96	
Kitchen	Main	14' 0" X 12' 11"	4.27 X 3.94	
Dining Room	Main	11' 7" X 12' 8"	3.53 X 3.86	
Sunroom	Main	8' 1" X 13' 2"	2.46 X 4.01	
Bedroom Primary	Main	12' 10" X 19' 6"	3.91 X 5.94	
Bathroom	Main	13' 9" X 8' 10"	4.19 X 2.69	5+ Piece, Ensuite
Bedroom	Main	12' 10" X 11' 10"	3.91 X 3.61	
Bedroom	Main	11' 1" X 10' 2"	3.38 X 3.10	
Bathroom	Main	12' 3" X 8' 7"	3.73 X 2.62	4-Piece
Laundry	Main	11' 0" X 4' 11"	3.35 X 1.50	
Den	Basement	10' 3" X 12' 8"	3.12 X 3.86	
Bathroom	Basement	3' 10" X 3' 1"	1.17 X 0.94	1-Piece
Other	Basement	21' 8" X 18' 10"	6.60 X 5.74	
Other	Basement	7' 1" X 19' 1"	2.16 X 5.82	
Other	Basement	18' 4" X 19' 11"	5.59 X 6.07	

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