

12 CEDAR POINT Road, Cameron, Ontario K0M 1G0

Listing

Client Full
Active / Residential

12 CEDAR POINT Rd Cameron

MLS® #: 40240750
Price: **\$1,299,000**



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

Water Body: **Balsam Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **800/LBO provided**
 SF Fin Range: **501 to 1000**
 AG Fin SF: **800.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,694/2021**

Remarks/Directions

Public Rmks: **This cottage on beautiful Balsam Lake is distinguished by its spectacular wade-in, hard packed sand waterfront that is ideal for swimmers of all ages. Even better, the lot with its 80 ft of waterfront is north-west facing and provides perfect sunset views. The 3 bedroom cottage is ideally sited close to waterfront, and its wall-to-wall sliding doors and expansive deck provides great connection to the waterfront and lovely vistas across the lake. Mature cedar hedges along the property lines ensure privacy. The property has been well-maintained and is low maintenance, with a steel roof, vinyl siding, concrete floor in the crawl space, main floor laundry, and a workshop/storage building that could easily be returned to its original use as a waterside Bunkie. A 50 ft aluminum dock and marine rail is included, as are most furnishings. This property is located on South Bay which makes it an exceptionally easy drive from the GTA, and services in Fenelon Falls and Lindsay are nearby. A short closing is possible.**

Directions: **Glenarm Rd (County Road 8) to Killarney Bay Rd to Cedar Point Road**

Common Elements

Waterfront

Features: **Beach Front, Trent System**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **80.00**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Awnings, Deck(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: Foundation: **Concrete Block**
 Year/Desc/Source: **1966//Public Records**
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed, Workshop**
 Garage & Parking: **Private Drive Double Wide**
 Parking Spaces: **4** Driveway Spaces: **4.0**
 Services: **Garbage/Sanitary Collection**

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Partially Winterized**

Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Sediment Filter**
 Lot Size Area/Units: **0.117/Acres** Acres Range: **< 0.5**
 Lot Front (Ft): **80.00** Lot Depth (Ft): **116.00**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Lake/Pond**
 View: **Lake**
 Topography: **Level**
 Restrictions: **None**

Sewer: **Holding Tank**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

Retire Com:
 Fronting On: **North**
 Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**
 Cooling: **Other**
 Heating: **Baseboard**
 Under Contract: **None**
 Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Most furnishings, dock and marine rail.**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT LT 4 PL 171 AS IN R426777; T/W R426777; KAWARTHA LAKES**
 Zoning: **LSR**
 Assess Val/Year: **\$473,000/2022**
 PIN: **631650440**
 ROLL: **165121002941900**
 Possession/Date: **Flexible/**

Survey: **None/**
 Hold Over Days: **90**
 Occupant Type: **Vacant**
 Deposit: **\$50,000**

 Brokerage Information

List Date: **04/13/2022**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 04/27/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS® #: 40240750

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	14' 10" X 14' 9"	4.52 X 4.50	
Dining Room	Main	9' 6" X 7' 8"	2.90 X 2.34	
Kitchen	Main	7' 10" X 7' 1"	2.39 X 2.16	
Bedroom Primary	Main	10' 11" X 9' 4"	3.33 X 2.84	
Bedroom	Main	7' 10" X 9' 8"	2.39 X 2.95	
Bedroom	Main	9' 11" X 9' 4"	3.02 X 2.84	
Bathroom	Main	6' 10" X 3' 10"	2.08 X 1.17	4-Piece

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