

55 MANOR Road, Cameron, Ontario K0M 1G0


Client Full
Active / Residential

55 MANOR Rd Cameron

MLS® #: **40429743**
Price: **\$995,000**



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

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

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,014**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,014/LBO provided**
DOM/CDOM: **1/1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,662.00/2023**

Remarks/Directions

Public Rmks: **This is an updated year-round cottage or home on one of the most desirable locations on Sturgeon Lake. Sited on the Manor Road peninsula on the calmer western shore of the lake, the property provides majestic vistas across all three arms of Sturgeon Lake. The 3-bedroom cottage has 1,000 sq ft of living space, with open concept living, dining and kitchen areas. The interior has been updated in the past three years with new kitchen appliances, flooring and drywall, and an expansive and private deck was built along the water-facing exterior. Other recent enhancements include additional insulation under the floor, a heat pump for efficient heating and a/c, a water softener, and a reverse-osmosis system. There is a newer septic (2017) and well (2012). Most impressively, a beautiful and functional armour stone waterfront was constructed (and properly permitted), providing a waterside sitting area, easy access to the dock and deep-water swimming, and protection from erosion. This property is conveniently located on a paved municipal road just minutes outside of Fenelon Falls and an easy 15- minute drive to Lindsay.**

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

Common Elements

Waterfront

Features: **Trent System**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **66.00**
Exposure: **East**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
Construct. Material: **Aluminum Siding**
Shingles Replaced:
Year/Desc/Source: **1963//Other**
Property Access: **Municipal Road**
Other Structures:
Garage & Parking: **Private Drive Single Wide//Asphalt Driveway**
Parking Spaces: **4** Driveway Spaces: **4.0**
Services: **Garbage/Sanitary Collection, High Speed Internet**
Water Source: **Drilled Well** Water Tmnt:
Well Cap Gall/Min: **5** Well Testing:
Lot Size Area/Units: **0.343/Acres** Acres Range: **< 0.5**
Lot Front (Ft): **66.00** Lot Depth (Ft): **210.00**
Location: **Rural** Lot Irregularities:
Area Influences: **Lake/Pond, Shopping Nearby**
View: **Lake**
Topography: **Level**
Restrictions: **Easement**
Roof: **Shingles**
Prop Attached: **Detached**
Apx Age: **51-99 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Sewer: **Septic**
Well Depth Ft: **55**
Acres Rent:
Lot Shape: **Rectangular**
Land Lse Fee:
Retire Com:
Fronting On: **East**
Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **None** Basement Fin:
Laundry Feat: **Main Level**
Cooling: **Ductless**
Heating: **Baseboard, Heat Pump**
Inclusions: **Dishwasher, Microwave, Refrigerator, Stove, Window Coverings**
Add Inclusions: **Dock**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PART 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**
Zoning: **RR3** Survey: **Available/ 2013**

Assess Val/Year: **\$343,000/2023**
PIN: **631440635**
ROLL: **165121003036100**
Possession/Date: **Other/2023-10-10**
Possession Rmks: **Can negotiate date**

Hold Over Days: **90**
Occupant Type: **Owner**

Deposit: **\$50,000.00**

Brokerage Information

List Date: **06/01/2023**
List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 

Source Board: Kawartha Lakes Real Estate Association
Prepared By: DAVID DONAIS, Broker of Record
Date Prepared: 06/02/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	13' 4" X 19' 4"	4.06 X 5.89	
Kitchen/Dining Room	Main	13' 4" X 13' 11"	4.06 X 4.24	
Bedroom Primary	Main	9' 5" X 8' 10"	2.87 X 2.69	
Bedroom	Main	9' 5" X 7' 10"	2.87 X 2.39	
Bedroom	Main	9' 6" X 7' 7"	2.90 X 2.31	
Bathroom	Main	6' 5" X 5' 1"	1.96 X 1.55	3-Piece
Laundry	Main	12' 3" X 7' 4"	3.73 X 2.24	

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