

85 SUGARBUSH Trail, Fenelon Falls, Ontario K0M 1N0

Listing

Client Full
Active / Residential

85 SUGARBUSH TI Fenelon Falls

MLS®#: 40285080
Price: **\$1,275,000**



Kawartha Lakes/Kawartha Lakes/Fenelon (Twp)

Bungalow/House



Water Body: **Cameron Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **1,224/Assessor**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,224.00/Assessor**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,675/2022**

Remarks/Directions

Public Rmks: **This is a rare opportunity to purchase a cottage property on this most desirable of locations on very desirable Cameron Lake. Although located just minutes from Fenelon Falls, you enter a different world when you turn onto Sugarbush Trail and sense the tranquility emanating from the majestic hardwood trees and nearby water. Sited near the tip of the peninsula, the 3-bedroom seasonal cottage resides on an almost half-acre lot with 97 feet of excellent waterfront with wade-in sand and deep hard-bottom swimming off the dock. The waterfront also features a boathouse and a newer aluminum dock with composite decking. The level lot provides plenty of area for outdoor activities, and mature trees along the lot lines ensure privacy. The cottage has been substantially updated in recent years including new insulation and drywall, spray foam and vapour barrier in the crawl space, updated panel and wiring, woodstove (WETT certified), rebuilt chimney with liner, and new sliding door on the sunroom. In addition to nearby services in Fenelon Falls, there are three golf courses in the vicinity, and the Victoria Rail Trail is easily accessed from Sugarbush Trail.**

Directions: **Fenelon Falls: Louisa Street, follow to Cove Rd, left on Sugarbush Trail.**

Common Elements

Waterfront

Features: **Trent System**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Hard Bottom, Sandy**
 Shore Rd Allow: **None**
 Channel Name:
 Boat House: **Dry Boathouse - Single**
 Frontage: **97.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1969//Other**
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **5**
 Services: **High Speed Internet**
 Water Source: **Lake/River**
 Lot Size Area/Units: **0.456/Acres**
 Lot Front (Ft): **97.00**
 Location: **Rural**
 Area Influences: **Lake/Pond, Marina, Schools, Shopping Nearby, Trails**
 View: **Lake**
 Topography: **Level**
 Restrictions: **None**
 Foundation: **Block**
 Water Tmnt: **None**
 Acres Range: **< 0.5**
 Lot Depth (Ft): **195.00**
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**
 Exposure:

Interior

Interior Feat: **Water Heater Owned**
 Basement: **Crawl Space**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Woodstove**
 Under Contract: **None**
 Inclusions: **Hot Water Tank Owned, Refrigerator, Stove**
 Add Inclusions: **Dock**
 Basement Fin: **Unfinished**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 10 PL 361 T/W A4892 CITY OF KAWARTHA LAKES**
 Local Improvements Fee:

Zoning: **LSR**
 Assess Val/Year: **\$463,000/2022**
 PIN: **631570197**
 ROLL: **165121006021800**
 Possession/Date: **Other/**
 Possession Rmks: **After August 8**

Survey: **Boundary Only/ 1957**
 Hold Over Days: **90**
 Occupant Type: **Vacant**
 Deposit: **\$65,000.00**

 Brokerage Information

List Date: **06/24/2022**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 06/25/2022

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

Rooms

MLS®#: 40285080

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	25' 0" X 11' 0"	7.62 X 3.35	
Dining Room	Main	11' 6" X 8' 9"	3.51 X 2.67	
Kitchen	Main	11' 6" X 9' 6"	3.51 X 2.90	
Sunroom	Main	21' 3" X 9' 6"	6.48 X 2.90	
Mud Room	Main	11' 4" X 5' 7"	3.45 X 1.70	
Bedroom Primary	Main	13' 3" X 10' 0"	4.04 X 3.05	
Bedroom	Main	11' 4" X 9' 0"	3.45 X 2.74	
Bedroom	Main	10' 6" X 9' 11"	3.20 X 3.02	
Bathroom	Main			4-Piece

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