

# 112 STURGEON GLEN Road, Fenelon Falls, Ontario K0M 1N0


Client Full  
**Active / Residential**

**112 STURGEON GLEN Rd Fenelon Falls**

MLS® #: 40457634  
 Price: **\$750,000**



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

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

	Bed	Bath	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **936**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **936/Assessor**  
 DOM: **28**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,363.00/2023**

**Remarks/Directions**

Public Rmks: **This Sturgeon Lake waterfront property is perfect for those looking for hassle-free cottage living. Its location on paved and municipally maintained Sturgeon Glen Road means access to shopping and services on main street Fenelon Falls is less than 5 minutes away. The 0.35 acre lot has 60 ft of swimmable waterfront with south-west exposure that is ideal for sunset viewing. The lot is deep and level, with plenty of mature trees that provide dappled sunlight and privacy. The 3-bedroom seasonal cottage is highlighted by spacious living and kitchen/dining rooms, an updated bathroom, an expansive deck and a crawl space with a concrete floor that provides heating options now that natural gas is available on the street. Other practical features include a bunkie, a garden shed, a marine rail boat house and a year-round dock. The cottage is being sold turn-key with most furniture, furnishings and a 15' fibreglass boat with 70 hp outboard included. Visit the Realtor's website for more information.**

Directions: **From Fenelon Falls take Francis St. East to Sturgeon Glen Road.**

**Common Elements**

**Waterfront**

Waterfront Type:		Water View:	
Waterfront Features:	<b>Trent System</b>	Boat House:	<b>Dry Boathouse - Single</b>
Dock Type:	<b>Private Docking</b>	Frontage:	<b>60.00</b>
Shoreline:	<b>Clean</b>	Exposure:	<b>South, West</b>
Shore Rd Allow:	<b>None</b>	Island Y/N:	<b>No</b>
Channel Name:			

**Auxiliary Buildings**

Building Type	Bed	Bath	# Kitchens	Winterized
<b>Bunkhouse</b>				<b>No</b>

**Exterior**

Exterior Feat:	<b>Deck(s)</b>			Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Vinyl Siding</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:		Foundation:	<b>Concrete Block</b>	Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>1958//Other</b>			Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>			Winterized:	<b>Not Winterized</b>
Other Structures:	<b>Shed</b>			Garage Spaces:	
Garage & Parking:	<b>Private Drive Single Wide</b>			Services:	<b>Septic</b>
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>6.0</b>	Water Source:	<b>Lake/River</b>
Services:	<b>Garbage/Sanitary Collection, High Speed Internet, Natural Gas Available</b>	Water Tmnt:	<b>Sediment Filter</b>	Lot Size Area/Units:	<b>0.354/Acres</b>
Water Source:	<b>Lake/River</b>	Acres Range:	<b>&lt; 0.5</b>	Lot Front (Ft):	<b>60.00</b>
Lot Size Area/Units:	<b>0.354/Acres</b>	Lot Depth (Ft):	<b>263.00</b>	Location:	<b>Rural</b>
Lot Front (Ft):	<b>60.00</b>	Lot Irregularities:		Area Influences:	<b>Lake/Pond, Shopping Nearby</b>
Location:	<b>Rural</b>			View:	<b>Lake</b>
Area Influences:	<b>Lake/Pond, Shopping Nearby</b>			Topography:	<b>Level</b>
View:	<b>Lake</b>			Restrictions:	<b>None</b>
Topography:	<b>Level</b>			Retire Com:	
Restrictions:	<b>None</b>			Fronting On:	<b>West</b>
				Exposure:	

**Interior**

Interior Feat:	<b>Ceiling Fans, Water Heater Owned</b>			
Basement:	<b>Crawl Space</b>	Basement Fin:	<b>Unfinished</b>	
Laundry Feat:	<b>None</b>			
Cooling:	<b>None</b>			
Heating:	<b>None</b>			
Under Contract:	<b>None</b>			Contract Cost/Mo:
Inclusions:	<b>Furniture, Refrigerator, Stove, Window Coverings, Other</b>			
Add Inclusions:	<b>Refer to Schedule B</b>			
Exclusions:	<b>Refer to Schedule B</b>			

**Property Information**

Common Elem Fee: **No**  
Legal Desc: **LT 11 PL 300 T/W R168153; KAWARTHA LAKES**  
Zoning: **RR3**  
Assess Val/Year: **\$315,000/2023**  
PIN: **631460244**  
ROLL: **165121006055000**  
Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Boundary Only/ 1953**  
Hold Over Days: **90**  
Occupant Type: **Owner**

Deposit: **\$35,000.00**

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**Brokerage Information**

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List Date: **07/21/2023**  
List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 

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Source Board: Kawartha Lakes Real Estate Association  
Prepared By: DAVID DONAIS, Broker of Record  
Date Prepared: 08/18/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>15' 7" X 14' 1"</b>	<b>4.75 X 4.29</b>	
<b>Kitchen</b>	<b>Main</b>	<b>20' 9" X 10' 3"</b>	<b>6.32 X 3.12</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11' 10" X 8' 7"</b>	<b>3.61 X 2.62</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11' 0" X 8' 8"</b>	<b>3.35 X 2.64</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 5" X 8' 0"</b>	<b>3.17 X 2.44</b>	
<b>Storage</b>	<b>Main</b>	<b>12' 0" X 4' 7"</b>	<b>3.66 X 1.40</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3-Piece</b>

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