

# 6113 Highway 35, Fenelon Falls

*WATERFRONT ON BALSAM LAKE*



One of only a handful of larger lots on the sandbar section of the eastern shore, this property has 146 ft of prime waterfront on almost 2.5 acres. The level lot affords excellent western vistas over the expanse of Balsam Lake, and the well-treed property lines provide exceptional privacy. The four bedroom/two bathroom cottage is a raised

bungalow with a wrap-around deck on the upper level and a recently finished lower level with a walk-out. The main living/dining area has a vaulted t&g pine ceiling. The original 1940s vintage log cabin remains on the property and is now used as a Bunkie. There is a spacious boat house with a marine rail and attached storage shed. An expansive waterside deck provides a perfect platform for swimming in the hard sand bottom waterfront and enjoying the sunsets. Easy access directly off Highway 35, and a quick drive to Cobocok and Fenelon Falls. An extensive list of inclusions including a Campion i/o boat makes the property turn-key.

<b>PRICE</b>	\$849,000
<b>LEGAL DESCRIPTION</b>	PT LT 14 CON FRONT RANGE SOMERVILLE PT 3,4,5 & 6, 57R2527; S/T & T/W R162471; KAWARTHA LAKES
<b>PIN</b>	631180350
<b>LOT SIZE</b>	2.443 Acres
<b>ZONING</b>	LSR & Rural General
<b>WATER FRONTAGE</b>	146 Ft (as per Geowarehouse)
<b>LOT DEPTH</b>	
<b>WATERFRONT EXPOSURE</b>	West
<b>SHORELINE</b>	Hard bottom, Sandy
<b>TAXES</b>	\$4,950 (2019)
<b>ASSESSED VALUE</b>	\$538,000 (2016)
<b>STYLE</b>	Bungalow Raised

## LISTING INFORMATION: 6113 Highway 35 on Balsam Lake

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<b>SQUARE FOOTAGE</b>	Sq Ft Above Grade 943 Sq Ft Below Grade 859 Sq Ft Finished 1,802 Sq Ft Unfinished 0
<b>BEDROOMS</b>	4 Bedrooms
<b>BATHROOMS</b>	4 PC and 3 PC Bath
<b>SERVICES</b>	Cell Service, Electricity, Garbage/Sanitary Collection, Telephone
<b>EASEMENTS/ROW</b>	
<b>OTHER STRUCTURES</b>	Bunkhouse, Shed
<b>TOPOGRAPHY</b>	Flat, Wetlands, Wooded/Treed
<b>ACCESS</b>	Private Road, W.O.W. (Deeded)
<b>DRIVEWAY</b>	Private Single Wide/Gravel
<b>ROOFING</b>	Asphalt
<b>EXTERIOR SIDING</b>	Vinyl
<b>WATER</b>	Drilled Well
<b>SEWAGE</b>	Septic System
<b>BASEMENT</b>	Full/Fully Finished/Walk-Out
<b>FOUNDATION</b>	Concrete Block
<b>HEATING</b>	Baseboard
<b>HVAC</b>	Air Conditioner
<b>RENTAL ITEMS</b>	None
<b>IRRIGATION</b>	None
<b>CHATELS INCLUDED</b>	See Inclusions Document
<b>FIXTURES EXCLUDED</b>	Personal Items