
104 Sturgeon Glen Rd – Fenelon Falls

WATERFRONT ON STURGEON LAKE



This year-round waterfront property can serve many purposes for prospective buyers including as a permanent home, a weekend cottage getaway, or income property. Its location less than 5 minutes from main street Fenelon Falls provides many hassle-free advantages including easy access to shopping and services, a municipally serviced road and natural gas availability to provide additional heating options. The 3 bedroom/2 bathroom bungalow has more than 1,600 sq ft of living space, including open concept living, dining and kitchen areas highlighted by an efficient propane fireplace, a sun room and laundry room. Other practical features include a double garage with carport, a paved driveway, a child-friendly Bunkie and a wet slip boat house. The lot is level with 60 ft of west-facing waterfront that is perfect for sunsets. Fenelon Falls is an easy 90-minute drive from the GTA. This is an exclusive listing – please contact David Donais at 705 438 3000 for more information.

PRICE	\$989,000
LEGAL DESCRIPTION	LT 8 PL 300 T/W R422091; KAWARTHA LAKES
PIN	631460241
LOT SIZE	0.377 Acres
ZONING	RR3
WATER FRONTAGE	60 Feet
LOT DEPTH	280 Feet
WATERFRONT EXPOSURE	West
SHORELINE	5 ft deep off the end of the dock
TAXES	\$4,890 (2022)
ASSESSED VALUE	\$492,000 (2016)
STYLE	Bungalow
SQUARE FOOTAGE	1,630 Sq Ft
BEDROOMS	Three Bedrooms
BATHROOMS	2 PC and 4 PC Bath
SERVICES	Garbage Collection, High Speed Internet, Natural Gas Available
OTHER STRUCTURES	Double Garage plus carport, wet slip boathouse, Bunkie
TOPOGRAPHY	Level
ACCESS	Municipal Road
ROOFING	Asphalt shingles
EXTERIOR SIDING	Aluminum
WATER	Well
SEWAGE	Septic System
BASEMENT	Crawl space
FOUNDATION	Concrete block
HEATING	Propane fireplace; electric baseboards
RENTAL ITEMS	None
CHATELS INCLUDED	Dishwasher, Refrigerator, Stove, Microwave, Washer, Dryer, Hot Water Tank, Window Coverings, Dock