

44 Walnut St, Fenelon Falls

WATERFRONT ON CAMERON LAKE: SPECTACULAR SOUTH WEST VIEWS WITH A BEAUTIFUL SANDY WADE IN WEED FREE BEACH!



This traditional three season cottage is ready for you to plan for next summer's family fun. The cottage has fabulous original newly refinished wood floors throughout, the pine walls/ceiling add to the original cottage charm. The cottage sits well back from the lake providing lots of lake side living space, great fire pit & the beach. Behind the cottage

sits a large lawn for lots of parking or additional outdoor space. Four bedrooms, sunroom & three-piece bath easily accommodates the whole family. The beautiful stone fireplace with a propane insert helps to keep everyone warm on chilly evenings and mornings. Situated within minutes of the town of Fenelon Falls, Victoria Rail Trail close by (for hiking, biking, ATV'ing, Snowmobiling) and of course miles of boating on the TSW makes this location on Cameron Lake highly desirable. Sports, leisure and family fun are endless!

PRICE	\$559,000
LEGAL DESCRIPTION	PT LT 31 CON 11 FENELON PT 1, 2, 3, 4 & 5 57R8852, EXCEPT THE EASEMENT THEREIN OVER VT84773; S/T R397282, R411098; T/W R411097; S/T EXECUTION 08-0000252, IF ENFORCEABLE; KAWARTHA LAKES
PIN	631580347
LOT SIZE	Under .5 Acre
ZONING	LSR
WATER FRONTAGE	42.49 (as per Geowarehouse)
LOT DEPTH	342.7 south side, 328.9 north side
WATERFRONT EXPOSURE	South / South West
SHORELINE	Clean, Sandy, Wade In
TAXES	\$3,187 (2019)
ASSESSED VALUE	\$332,000 (2016)

LISTING INFORMATION: 44 Walnut St. on Cameron Lake

STYLE	Bungalow
SQUARE FOOTAGE	941 Sq Ft
BEDROOMS	Four Bedrooms
BATHROOMS	3 PC Bath
SERVICES	Phone, Garbage/Recycling pick-up, Hydro, High-speed internet
EASEMENTS/ROW	Easement (Neighbor has right of way over section of driveway to access his property)
OTHER STRUCTURES	Small Shed
TOPOGRAPHY	Level, Landscaped, Partially Wooded
ACCESS	Municipal Road, Walnut St is Three Season, not plowed in winter
DRIVEWAY	Shared with immediate neighbour, then lots of parking behind cottage
ROOFING	Steel Roof
EXTERIOR SIDING	Wood
WATER	Lake Water
SEWAGE	Septic System (original)
BASEMENT	None
FOUNDATION	Poured Concrete, Stone
HEATING	Propane Fireplace, Space Heaters
HVAC	None
RENTAL ITEMS	Propane tank
IRRIGATION	None
CHATELS INCLUDED	Per Schedule B (available upon request)
FIXTURES EXCLUDED	Per Schedule B (available upon request)