

Property Client Full

44 Oriole Road, Kawartha Lakes, Ontario K0M 1N0

Listing

44 Oriole Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X12211323

List Price: \$599,000

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon Falls

Tax Amt/Yr: \$3,255.00/2024 Transaction: Sale
SPIS: No DOM: 1
Legal Desc: LT 28 PL 190; KAWARTHA LAKES

Style: Bungalow Rooms Rooms+: 7+0
Fractional Ownership: BR BR+: 3(3+0)
Assignment: Baths (F+H): 1(1+0)
Link: No SF Range: 700-1100
Storeys: 1.0 SF Source:
Lot Irreg: Lot Acres:
Lot Front: 40.00 Fronting On: N
Lot Depth: 151.00
Lot Size Code: Feet

Zoning: RR3

Dir/Cross St: Highway 35 to County Road 8 to Redwing Avenue to Oriole Road

PIN #: 631600393

ARN #: 165121004065400

Contact After Exp: No

Holdover: 90

Possession: Flexible

Possession Date:

Kitch Kitch + 1 (1+0)
Island YN:
Fam Rm: No
Basement: No/None
Fireplace/Stv: No
Interior Feat: Water Heater Owned
Heat: Baseboard, Electric
A/C: No/None
Central Vac: No
Apx Age: 51-99
Property Feat: Lake/Pond, Waterfront
Exterior Feat: Deck
Roof: Asphalt Shingle
Foundation: Piers, Stone
Soil Type:

Exterior: Vinyl Siding
Drive: Front Yard
Garage: No
Gar/Gar Spcs: None/0.0
Drive Pk Spcs: 3.00
Tot Pk Spcs: 3.00
Pool: None
Room Size:
Rural Services: Garbage Pickup
Security Feat:

Water: Other
Water Sup Type: Lake/River
Water Meter:
Waterfront Feat: Dock
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: Tank
Special Desig: Unknown
Farm Features:
Winterized: No

Alternate Power: None

Water Name: Cameron Lake

Waterfront Y/N: Yes

Water Struc:

Water Features: Dock

Under Contract: None

Access To Property: Yr Rnd Municipal Rd

Shoreline: Hard Bottom, Rocky, Sandy

Shoreline Road Allowance: None

Docking Type: Private

View: Lake

Waterfront: Direct
Easements/Restr: Unknown

Waterfront Frontage (M): 12.20

Dev Charges Paid:

HST App To SP: Not Subject to HST

Shoreline Exposure: North

Water View: Direct
Lot Shape: Rectangular

Channel Name:
Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: This Cameron Lake property is on the market for the first time and is a wonderful opportunity to purchase on one of the most desirable lakes in the Kawarthas at an entry-level price. The cottage has 3 bedrooms and an open concept living, dining and kitchen area with vaulted ceilings that exudes a clean, bright and roomy feel. Wall-to-wall windows and a sliding door lead to a large elevated deck that provides lovely vistas over Cameron Lake. Mature trees and hedges along the lot lines ensure excellent privacy, and both the waterside and roadside lawns provide play area for children. The waterfront is excellent and protected from prevailing wind and waves. The near-shore waterfront has small flat rocks that can be easily moved to expose a sandy path to excellent sand bottom swimming beyond the dock. The property is accessed by a paved municipally maintained road, and services and shopping in Fenelon Falls is within a two minute drive. The cottage is being sold fully furnished and a short closing is possible.

Listing Contracted With: KAWARTHA WATERFRONT REALTY INC. 705-438-3000

Prepared By: BRENDA CARROLL, Administrator

Date Prepared: 06/11/2025

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.88 M X 3.54 M	16.01 Ft x 11.61 Ft		
Dining Room	Main	3.54 M X 2.53 M	11.61 Ft x 8.30 Ft		
Kitchen	Main	3.54 M X 2.9 M	11.61 Ft x 9.51 Ft		

Bedroom	Main	3.78 M X 3.05 M	12.40 Ft x 10.00 Ft
Bedroom	Main	3.66 M X 2.19 M	12.00 Ft x 7.18 Ft
Bedroom	Main	3.72 M X 2.19 M	12.20 Ft x 7.18 Ft
Bathroom			