

Property Client Full

6 Oriole Road, Kawartha Lakes, Ontario K0M 1N0

Listing

6 Oriole Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X12211360

List Price: \$596,900

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon Falls

Tax Amt/Yr:	\$4,184.00/2024	Transaction:	Sale
SPIS:	No	DOM	1
Legal Desc:	LT 50 PL 190; KAWARTHA LAKES		

Style:	Bungalow	Rooms Rooms+:	8+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:	< 0.50
Lot Front:	40.00	Fronting On:	N
Lot Depth:	124.00		
Lot Size Code:	Feet		
Zoning:	RR3		
Dir/Cross St:	Hwy 35 and County Road 8		

PIN #:	631600410	ARN #:	165121004067500	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	Flexible				

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Stone	Water:	Other
Fam Rm:	No	Drive:	Private	Water Sup Type:	Lake/River
Basement:	Yes/Crawl Space	Garage:	Yes	Water Supply:	Heatd Waterline, UV System
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Detached Garage/1.0	Water Meter:	
Fireplace Feat:	Propane	Drive Pk Spcs:	2.00	Waterfront Feat:	Dock, Trent System
Interior Feat:	Primary Bedroom - Main Floor	Tot Pk Spcs:	3.00	Waterfront Struc:	
Heat:	Propane, Radiant	Pool:	None	Well Capacity:	
A/C:	No/None	Room Size:		Well Depth:	
Central Vac:	No	Rural Services:	Garbage Pickup	Sewers:	Tank
Apx Age:	51-99	Security Feat:		Special Desig:	Unknown
Property Feat:	Golf, Lake/Pond, Marina, School			Farm Features:	
Exterior Feat:	Deck, Patio			Winterized:	Fully
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Soil Type:					
Alternate Power:	None				
Water Name:	Cameron Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	12.19
Water Struct:		Easements/Restr:	Unknown		
Water Features:	Dock, Trent System				
Under Contract:		Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Yr Rnd Municipal Rd				
Shoreline:	Clean, Hard Bottom	Shoreline Exposure:	North/West		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:		Lot Shape:	Rectangular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **This delightful cottage on highly desired Cameron Lake has a multitude of features attractive to those looking for a low maintenance waterfront getaway or year-round home at an entry level price. Located on the south shore of Cameron Lake, the property is within walking distance to amenities in Fenelon Falls, and is accessed by a paved, municipally-maintained road. The cottage is sited close to the shoreline, and provides great connection to the hard-bottom, weed-free waterfront and wonderful sunset vistas. Mature hedges along the lot lines ensure excellent privacy. The cottage has 3 bedrooms and more than 1,000 sq ft of living area, and features open concept living, dining and kitchen areas. A propane fireplace provides comfortable radiant heat, supplemented by baseboards. The garage is insulated and includes a well-equipped workshop. Most furniture and furnishings are included, 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	3.84 M X 4.72 M	12.59 Ft x 15.48 Ft		
Dining Room	Main	4.45 M X 2.77 M	14.59 Ft x 9.08 Ft		
Kitchen	Main	3.32 M X 4.69 M	10.89 Ft x 15.38 Ft		

Primary Bedroom	Main	3.29 M X 3.41 M	10.79 Ft x 11.18 Ft
Bedroom	Main	2.83 M X 2.38 M	9.28 Ft x 7.80 Ft
Bedroom	Main	2.47 M X 2.65 M	8.10 Ft x 8.69 Ft
Laundry	Main	2.04 M X 2.47 M	6.69 Ft x 8.10 Ft
Foyer	Main	1.25 M X 2.68 M	4.10 Ft x 8.79 Ft
Bathroom	Main		