

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
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
Stores: 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: Flexible Possession Date:

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