

37 River Drive

Special Features and Recent Enhancements

Special Features

- Underground sprinkler system for front and back of property
- Docks stay in year-round
- Boat house can house a 20' boat
- Electric marine rail in boat house
- Concrete retaining wall at shoreline
- Steps down retaining wall into shallow sandy area that is safe for young children
- Diving board off the end of dock into deep water for teens/adults
- Double attached insulated garage with entry into cottage
- 6' basement provides tremendous storage area
- Electric cedar sauna
- Outdoor electric hot tub
- Outdoor shuffleboard
- Beautifully landscaped with perennial gardens and mature trees
- Western exposure without high winds/waves associated with western exposure on main part of lake
- Less than five minutes to Fenelon Falls

Recent Enhancements

- New propane furnace and central air conditioning in 2017
- New hot water tank in 2017
- New UV system in 2017
- New washer and dryer in 2015
- New docks in 2014/2015
- Driveway paved in 2013
- New roof in 2010
- All new windows in 2009