

# \$959,800 - 31 Blue Bay Lane, Kawartha Lakes (fenelon)

MLS® #X12441604

**\$959,800**

5 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Fenelon, Kawartha Lakes (fenelon), Ontario

Introducing this stunning 2500 sq ft solid brick farm house, nestled on a picturesque 1.5 acre property with 34 feet of waterfront on the highly desirable Cameron Lake on the Trent Severn waterway. The charming residence offers a tranquil retreat with it's weed-free sandy wade in beach & private dock, providing the perfect setting to indulge in lakeside living. Step inside this fully renovated gem, where modern upgrades seamlessly blend with the farmhouse charm. The spacious interior boasts 5 bedrooms, 2 baths, providing ample space for family and guests. The newly updated eat-in kitchen is a culinary enthusiast's delight, featuring stainless steel appliances, stylish cabinetry & a functional layout that is both practical & aesthetically pleasing. The bathrooms have been tastefully upgraded, showcasing a clawfoot tub & separate shower, offering a luxurious escape. The highlight of the house is the expansive living, family room combo thats a true entertainers dream. With it's generous size, open concept and propane fireplace, this space creates a warm & inviting atmosphere for gatherings & memorable moments. Indulge in the multiple walk outs to several decks & a winterized wrap around porch that is drenched in natural sunlight with breathtaking views. The property also features a separate barn, which includes an oversized entertainment room where you can watch movies from the projector & screen, play video games or hang out by the custom raw edge wood bar, &



garage parking space. To top it of, the property welcomes you with custom iron gates that lead to the gardens & a well-maintained landscape, adding to the overall appeal & privacy of the property. This exceptional brick farm house offers a unique opportunity to embrace both the tranquility of lakeside living & the charm of a fully renovated farmhouse. Don't miss the chance to make this your dream home. Minutes from beautiful Fenelon Falls, shopping, restaurants, groceries & LCBO. Many updates see attachment.  
(id:6289)

### Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12441604     |
| Price      | \$959,800     |
| Bedrooms   | 5             |
| Bathrooms  | 2.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 31 Blue Bay Lane         |
| Subdivision | Fenelon                  |
| City        | Kawartha Lakes (fenelon) |
| Province    | Ontario                  |
| Postal Code | K0M1N0                   |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Beach, Ski area, Fireplace(s)                                                                |
| Utilities      | Electricity, Telephone, Wireless                                                             |
| Features       | Cul-de-sac, Wooded area, Irregular lot size, Waterway, Flat site, Lighting, Dry, Carpet Free |
| Parking Spaces | 9                                                                                            |
| Parking        | Garage, RV                                                                                   |
| # of Garages   | 1                                                                                            |

|               |                                             |
|---------------|---------------------------------------------|
| View          | Lake view, View of water, Direct Water View |
| Is Waterfront | Yes                                         |
| Waterfront    | Waterfront                                  |

## Interior

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
| Appliances      | Hot Tub, Dishwasher, Dryer, Furniture, Water Heater, Microwave, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Propane Forced air                                                                                            |
| Cooling         | Central air conditioning                                                                                      |
| Fireplace       | Yes                                                                                                           |
| # of Fireplaces | 1                                                                                                             |
| # of Stories    | 2                                                                                                             |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Brick, Vinyl siding                                                  |
| Exterior Features | Landscaped                                                           |
| Lot Description   | 111.5 x 287.1 FT ; Backing onto Hwy 35 approx. 445' 1/2 - 1.99 acres |
| Foundation        | Concrete, Stone                                                      |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE SIGNATURE REALTY |
|----------------|-------------------------------|



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Listing information last updated on October 27th, 2025 at 6:46am PDT