

# **\$779,900 - 106 Coldstream Road, Kawartha Lakes (fenelon)**

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MLS® #X12448998

**\$779,900**

3 Bedroom, 1.00 Bathroom,  
Single Family on 130.00 Acres

Fenelon, Kawartha Lakes (fenelon), Ontario

Fabulous and Affordable Waterfront Opportunity! This 0.76 acre property boasts a 3 bedroom 1 bath updated 4 season home or cottage with stunning views up the Rosedale River and also includes a separate boat house with 15x24 wet slip and full accommodations kitchen, bath, 2 bedrooms and separate holding tank. The home offers open concept living, updated flooring (hardwood flooring in bedrooms), windows, bathroom and kitchen. Roof approx 4 years, propane furnace approx 3 years, and central air. Master bedroom with a walk out for sunny morning coffees on the deck facing the river. 130 feet of waterfront that is weed free and clean and clear, with a gravel/sandy bottom, excellent for swimming and fishing, and easy to boat to serene Cameron Lake or Prestigious Balsam Lake through the Rosedale lock. Home includes a Generac generator. A super property for a cottage now and a new build in the future, or as a charming 4 season home. A short drive or boat ride to Fenelon Falls and 1.5 hours to GTA. Book a showing today! (id:6289)



## **Essential Information**

|           |           |
|-----------|-----------|
| Listing # | X12448998 |
| Price     | \$779,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |

|          |               |
|----------|---------------|
| Acres    | 130.00        |
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 106 Coldstream Road      |
| Subdivision | Fenelon                  |
| City        | Kawartha Lakes (fenelon) |
| Province    | Ontario                  |
| Postal Code | K0M1N0                   |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Marina                                                  |
| Utilities      | Electricity, Wireless, Electricity Connected, Telephone |
| Features       | Flat site                                               |
| Parking Spaces | 9                                                       |
| Parking        | Carport, Garage                                         |
| # of Garages   | 2                                                       |
| View           | View of water, Direct Water View                        |
| Is Waterfront  | Yes                                                     |
| Waterfront     | Waterfront                                              |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Water Heater, All        |
| Heating      | Propane Forced air       |
| Cooling      | Central air conditioning |
| # of Stories | 1                        |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior          | Vinyl siding |
| Exterior Features | Landscaped   |
| Foundation        | Block        |

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | AFFINITY GROUP PINNACLE REALTY LTD. |
|----------------|-------------------------------------|



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