

Property Client Full

51 Cameron Road, Kawartha Lakes, Ontario K0M 2L0

Listing

51 Cameron Rd Kawartha Lakes
Active / Residential Freehold / Detached

MLS®#: X8117848
 List Price: **\$514,900**

New Listing



Kawartha Lakes/Kawartha Lakes/Rural Laxton

Tax Amt/Yr: **\$1,498.02/2023** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Pt Lt 8 Con 10 Laxton Pt 1 57R5203; Kawartha Lakes**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Stories: **1.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **42.00** Fronting On: **W**
 Lot Depth: **141.70**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Hwy 35/Monck Rd**

PIN #: **631130216** ARN #: **165142000112601** Contact After Exp: **No**
 Holdover: **0**
 Possession: **TBD** Possession Date:

Kitch Kitch + Fam Rm: 2 (2+0)	Exterior: Metal/Side, Vinyl Siding	Utilities: No Gas, Hydro, No Sewers, Cable, Telephone
Basement: Yes/Crawl Space, Unfinished	Drive: Pvt Double	Water: Well
Fireplace/Stv: No	Gar/Gar Spcs: Detached Garage/3.0	Water Inc: Drilled Well
Heat: Baseboard, Electric	Drive Pk Spcs: 7.00	Sewers: None
A/C: No/None	Tot Pk Spcs: 10.00	Special Desig: Unknown
Central Vac: No	UFFI: No	
Apx Age: 31-50	Pool: None	
Elevator: No/None	Energy Cert: No	
Retirement: No	Green PIS: No	
Property Feat: Golf, Park, Place of Worship, River/Stream		
Waterfront Y/N: No	Waterfront: None	Waterfront Frontage (M):

Remarks/Directions

Client Rmks: **Attention business owners, handy people and investors! This 3 bedroom bungalow situated across from the Gull River comes with a separate detached living space (currently tenanted) and a beautiful detached garage of your dreams. 30 by 30 ft insulated, heated workshop/garage, multiple sheds/car shelters. A metal roof, propane stove, multiple entrances, covered back deck and enclosed sunroom.**

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **03/06/2024**

Rooms

MLS®#: X8117848

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.47 M X 3.93 M	17.11 Ft x 12.11 Ft		
Kitchen	Main	5.2 M X 3.93 M	17.01 Ft x 12.11 Ft		
Family Room	Main	5.47 M X 3 M	17.11 Ft x 9.10 Ft		
Bedroom	Main	3.93 M X 2.82 M	12.11 Ft x 9.03 Ft		
Bedroom	Main	2.92 M X 2.78 M	9.07 Ft x 9.01 Ft		
Bedroom	Main	2.95 M X 2.92 M	9.08 Ft x 9.07 Ft		
Bathroom	Main			3	
Bathroom	Main			1	

Photos

MLS®#: X8117848

51 Cameron Road, Kawartha Lakes, Ontario K0M 2L0





Toronto Regional Real Estate Board (TRREB) assumes no responsibility for the accuracy of any information shown. Copyright TRREB 2024