

**Property Client Full**

**51 Cameron Road, Kawartha Lakes, Ontario K0M 2L0**

Listing

**51 Cameron Rd Kawartha Lakes**  
**Active / Residential Freehold / Detached**

**MLS®#: X7364288**  
**List Price: \$549,900**

**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: **No** BR BR+: **3(3+0)**  
 Assignment: **No** 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 37/Monck Rd**

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

Kitch Kitch + Fam Rm: <b>2 (2+0)</b>	Exterior: <b>Metal/Side, Vinyl Siding</b>	Utilities: <b>No Gas, Hydro, No Sewers, Cable, Telephone</b>
Basement: <b>Yes/Crawl Space, Unfinished</b>	Drive: <b>Pvt Double</b>	Water: <b>Well</b>
Fireplace/Stv: <b>No</b>	Gar/Gar Spcs: <b>Detached Garage/3.0</b>	Water Inc: <b>Drilled Well</b>
Heat: <b>Baseboard, Electric</b>	Drive Pk Spcs: <b>7.00</b>	Sewers: <b>None</b>
A/C: <b>No/None</b>	Tot Pk Spcs: <b>10.00</b>	Special Desig: <b>Unknown</b>
Central Vac: <b>No</b>	UFFI: <b>No</b>	
Apx Age: <b>31-50</b>	Pool: <b>None</b>	
Elevator: <b>No/None</b>	Energy Cert: <b>No</b>	
Retirement: <b>No</b>	Green PIS: <b>No</b>	
Property Feat: <b>Golf, Park, Place of Worship, River/Stream</b>		
Waterfront Y/N: <b>No</b>	Waterfront: <b>None</b>	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: **12/20/2023**

Rooms

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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 3.9 M	17.11 Ft x 12.10 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		
Other	Main	6 M X 4.5 M	19.08 Ft x 14.09 Ft		
Bathroom	Main			3	
Bathroom	Main			1	

Photos

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