

\$749,000 - 46 Bayview Estates Road, Fenelon Falls

MLS® #40746950

\$749,000

3 Bedroom, 1.00 Bathroom, 800 sqft
Single Family on 0.00 Acres

Verulam (Twp), Fenelon Falls, Ontario

Boat to Mexico? You could. Located on Sturgeon Lake, part of the Trent-Severn Waterway, this charming 3-bedroom, 1-bath cottage offers direct access to one of Ontario's most iconic boating routes connecting you all the way to Georgian Bay and beyond. Set on a quiet inlet just minutes from downtown Fenelon Falls, this meticulously cared-for property is a perfect four-season escape or full-time home. It sits on a paved, municipally maintained dead-end road with year-round access and is located on a school bus route making year-round living practical and comfortable. The shoreline is ideal for docking your boat, relaxing on the dock in the sun, or paddling out with your morning coffee. Inside, the cottage is bright, well laid out, and lovingly maintained, with thoughtful upgrades including a heat pump (2020), new well pump and pressure tank (2023), and a new toilet and shower (2025). The exterior offers ample lawn space both front and back, ideal for kids, pets, gardening, or relaxing by the fire. A firepit area and three versatile sheds complete the outdoor setup including a double-door shed for storage, a smaller wood shed, and an original vinyl shed that could be converted into a bunkie for added sleeping space. Currently operating as a licensed short-term rental, the cottage enjoys a strong guest history and steady year round demand offering optional rental income with flexibility for personal use. Offered at \$749,000, this is a rare chance to own a



turn-key cottage or year-round home on sought-after Sturgeon Lake â€” ready to enjoy now, and for years to come. (id:6289)

Built in 1971

Essential Information

Listing #	40746950
Price	\$749,000
Bedrooms	3
Bathrooms	1.00
Square Footage	800
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	46 Bayview Estates Road
Subdivision	Verulam (Twp)
City	Fenelon Falls
Province	Ontario
Postal Code	K0M1N0

Amenities

Amenities	Beach, Marina
Utilities	Electricity, Telephone
Features	Country residential
Parking Spaces	4
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Microwave, Refrigerator, Stove
Heating	Heat Pump
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Propane
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	eXp Realty
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