

# \$955,000 - 108 Coldstream Road, Kawartha Lakes (fenelon Falls)

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MLS® #X12144056

**\$955,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Fenelon Falls, Kawartha Lakes (fenelon Falls),  
Ontario

Escape to comfort in this charming, well-maintained cottage designed for serene, year-round living. On the direct river to Cameron lake, or launch your boat down the road directly into Balsam, this home is nestled in a private, friendly community. This 3-bedroom, 2-bath cottage features an open-concept layout with abundant natural light and cozy, single-level living - no stairs required. Enjoy your morning coffee on the sun-drenched porch, surrounded by mature trees and gardens. The additional bunkie makes hosting ultra convenient! It's the perfect place to host family with its own bedroom, bathroom and kitchenette. 126' of sandy, weed-free beachfront is great for the kids to play. The private 1-acre lot is perfect for light gardening, or simply relaxing outdoors. Plenty of storage inside and out - a workshop with hydro, a shed and more storage under the deck to store all the water toys. Located just minutes from downtown Fenelon Falls & Coboconk, and surrounded by walking paths & trails, this is the ideal blend of nature and convenience. Whether you're downsizing or looking for a peaceful weekend getaway, this cottage offers the lifestyle you deserve. (id:6289)



## Essential Information

Listing #	X12144056
Price	\$955,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	108 Coldstream Road
Subdivision	Fenelon Falls
City	Kawartha Lakes (fenelon Falls)
Province	Ontario
Postal Code	K0M1N0

### Amenities

Amenities	Beach, Marina
Features	Cul-de-sac
Parking Spaces	6
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

### Exterior

Exterior	Vinyl siding
Lot Description	126 x 344 FT
Foundation	Unknown

### Listing Details

Listing Office	ROYAL SERVICE REAL ESTATE INC.
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