

# \$1,299,000 - 45 Brook Road, Kawartha Lakes (fenelon Falls)

MLS® #X12346708

**\$1,299,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Fenelon Falls, Kawartha Lakes (fenelon Falls),  
Ontario

Burnt River home or cottage on a large lot, with a three bedroom secondary residence and a large shop. This waterfront home is loaded with character and charm. The main floor is designed for entertaining and family gatherings with a large sunken living room, games room and a dining area with custom furniture designed for the space. The second story is all for the primary bedroom suite with king bed, ensuite bathroom and a nice sitting area with a walk in closet too. Extra guests are no problem here with a three bedroom secondary cottage, newly renovated with propane furnace and central air conditioning. If you enjoy your toys, they also have a home in the 25 x 48 shop with mezzanine for extra storage. The property is located on the Burnt River, one hour boat ride to Cameron Lake to the South and an hour of river cruising to the North, where you can enjoy private beaches and great sightseeing. The property is also very close to the snowmobile and rec trail for year round enjoyment. Great location close to Fenelon Falls and Bobcaygeon, minutes by car or take a pontoon boat and enjoy one of the local restaurants or breweries on the water. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12346708     |
| Price     | \$1,299,000   |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Chalet        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 45 Brook Road                  |
| Subdivision | Fenelon Falls                  |
| City        | Kawartha Lakes (fenelon Falls) |
| Province    | Ontario                        |
| Postal Code | K0M1N0                         |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Fireplace(s)                                 |
| Features       | Irregular lot size, Flat site, Level, Gazebo |
| Parking Spaces | 12                                           |
| Parking        | Detached Garage, Garage                      |
| # of Garages   | 2                                            |
| View           | River view, View of water, Direct Water View |
| Is Waterfront  | Yes                                          |
| Waterfront     | Waterfront                                   |

### Interior

|                 |                                      |
|-----------------|--------------------------------------|
| Appliances      | Central Vacuum, Water softener       |
| Heating         | Electric, Other Heat Pump, Not known |
| Cooling         | Central air conditioning             |
| Fireplace       | Yes                                  |
| # of Fireplaces | 1                                    |
| Has Basement    | Yes                                  |
| Basement        | Separate entrance                    |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Brick Veneer, Vinyl siding    |
| Exterior Features | Landscaped                    |
| Lot Description   | 300 x 160 FT 1/2 - 1.99 acres |

Foundation

Block

## Listing Details

Listing Office

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