GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Tucked away on a private road, 22 Sugarbush Trail in Fenelon Falls offers a rare sense of seclusion paired with beautiful waterfront living. A gated entry welcomes you into this peaceful retreat, where the calm of nature and the gentle presence of the water create a truly relaxing setting.

This charming one-and-a-half storey detached home features four bedrooms and two bathrooms, with a thoughtful layout designed for both comfort and convenience. The main floor includes laundry for easy everyday living, along with a cozy wood-burning fireplace that adds warmth and character to the living space. The upper level opens into a spacious primary suite complete with its own full bathroom, offering a quiet escape with elevated views.

Inside, tall windows fill the home with natural light and frame picturesque views of the surrounding landscape and Cameron Lake. Step outside to a walkout patio, perfect for enjoying morning coffee or evening sunsets, with steps leading directly down to the water's edge.

A long driveway and double detached garage provide ample parking and storage. Located just a short drive from the amenities, shops, and dining of Fenelon Falls, this property blends privacy, tranquility, and accessibility in one exceptional waterfront setting.

PROPERTY DETAILS

ADDRESS: 22 Sugarbush Trail Fenelon Falls, ON K0M 1N0
TYPE: Single Family Detached 1½ Storey
LEGAL DESCRIPTION: LT 6 PL 165 T/W R147762; S/T F12544; LT 5 PL 165; PT LT 4 PL 165 PT 1, 57R7014; T/W VT84592 EXCEPT THE T/W EASEMENT THEREIN RE: PT 4, 57R7014; S/T F12543 CITY OF KAWARTHA LAKES

SQ. FT:	2,601 above grade, 511 below grade (MPAC).
BEDROOMS:	4; 2 on main level, 1 on upper level, 1 in basement.
BATHS:	2; 4 piece on upper level, 3 piece on main floor.
LAUNDRY:	Main floor, in kitchen.
BASEMENT:	Partially finished.
AGE:	101 YO (1925) (MPAC).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete blocks.
FLOORS:	Vinyl, hardwood, carpet.
CEILINGS:	Plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick.
INTERIOR:	Plaster.
PARKING:	Long paved driveway.
GARAGE:	Double wide attached.
LOT SIZE:	150' X 215.49' (MPAC)
ZONING:	LSR – Limited Service Residential

PROPERTY DETAILS *continued*

TAXES:	$9,382.67 (2025)
ROLL #:	165121006017000, 165121006017200
PIN #:	631570436
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air propane, heat pump.
COOLING:	Heat pump.
COSTS:	Annual cost for road maintenance (Nov 2025 - $350.000).
RENTALS:	Propane tanks (Northwood Propane).
WATER:	Private well.
WASTE:	Septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Open backyard onto water, patio, landscaping, mature trees.
INCLUSIONS:	Fridge, oven, microwave, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

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- Full Zoning Provisions
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One team.
Every detail.



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