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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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