

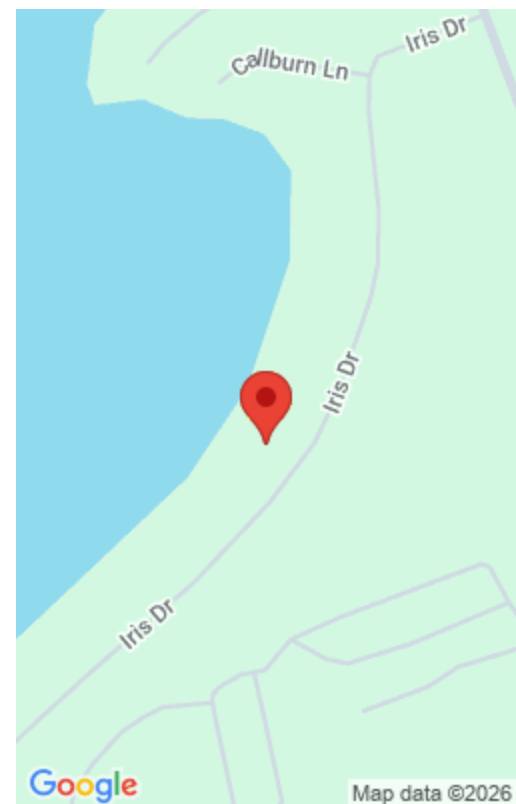
## 46 IRIS DR, KAWARTHA LAKES, ON K0M 2B0, CANADA

<https://www.gtarealestates.com>

Well maintained 3-bedroom bungalow offering spectacular sunset views across beautiful Balsam Lake and a hard-packed sandy wade-in waterfront. Located on the highly sought-after South Bay, this 4-season waterfront home is surrounded by high-end homes and cottages with no properties across the road for added privacy and natural views. Enjoy year-round access with paved roads to...

**\$1,150,000**

- 3 beds
- 1 bath
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom 3

**RoomLength1:** 5.17

**RoomDimensions1:** 5.17 m X 3.23 m

**RoomLevel2:** Lower level

**RoomWidth2:** 3.1

**RoomType3:** Living room

**RoomLength3:** 6.9

**RoomDimensions3:** 6.9 m X 4.41 m

**RoomLevel4:** Main level

**RoomWidth4:** 2.58

**RoomType5:** Dining room

**RoomLength5:** 3.35

**RoomDimensions5:** 3.35 m X 2.89 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.24

**RoomType7:** Bedroom 2

**RoomLength7:** 3.18

**RoomDimensions7:** 3.18 m X 2.98 m

**RoomLevel1:** Lower level

**RoomWidth1:** 3.23

**RoomType2:** Recreational, Games room

**RoomLength2:** 3.4

**RoomDimensions2:** 3.4 m X 3.1 m

**RoomLevel3:** Main level

**RoomWidth3:** 4.41

**RoomType4:** Kitchen

**RoomLength4:** 3.24

**RoomDimensions4:** 3.24 m X 2.58 m

**RoomLevel5:** Main level

**RoomWidth5:** 2.89

**RoomType6:** Primary Bedroom

**RoomLength6:** 6.25

**RoomDimensions6:** 6.25 m X 3.24 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.98

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## Location Details

**City:** Kawartha Lakes (Fenelon)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Fenelon

**Levels:** 1

**FrontageLength:** 85 ft

**ArchitecturalStyle:** Bungalow

**Stories:** 1



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## Property Features

**Flooring:** Laminate

**HeatingFuel:** Oil

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplacesTotal:** 1

**ViewYN:** True

**WaterfrontYN:** True

**Sewer:** Septic System

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 5

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**View:** View of water,Direct Water View

**WaterBodyName:** Balsam Lake

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## Courtesy of

**OfficeName:** COLDWELL BANKER THE REAL ESTATE CENTRE

**Office ID:** 256758

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 5

**ArchitecturalStyle:** Bungalow

**Heating:** Forced air

**Sewer:** Septic System

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## Amenities & Features

**Waterfront available:** Yes

**OpenParkingYN:** No

**AttachedGarageYN:** Yes

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

**Total Fireplaces:** 1

