

# Introducing Balsam & Cameron House Condominiums

In Scenic Fenelon Falls  
on Cameron Lake.

2 Buildings | 5 Storeys—33 Suites Each



Rendering is artist's concept, E.&O.E.

**MDM**  
DEVELOPMENTS

WHY BUY AT FENELON LAKES CLUB?



# All-Inclusive Living Starts Here



Rendering is artist's concept. E.&O.E.

-   
**FITNESS STUDIO**
-   
**RACKET COURTS**
-   
**GAMES ROOM**
-   
**LOUNGE AREA**
-   
**SOCIAL CLUB**
-   
**OUTDOOR POOL**
-   
**MEETING ROOM**

## Cameron Lake, Trent-Severn Waterway

### Watersports

Cameron Lake is an ideal size for watersports, with plenty of space for boats but not so large that waves become a major issue on windier days.

### Fishing

Cameron Lake is home to a range of game fish species, including small and large-mouth bass, walleye, northern pike and muskie.

### Swimming

Cameron Lake has a higher proportion of prime, sand-bottomed waterfront than any other lake in the western Kawarthas, which makes for ideal child-friendly swimming.

### Hiking

The 85km Victoria Rail Trail passes through Fenelon Falls and up the eastern shore of Cameron Lake. It is perfect for hiking and cycling.

### Winter Activities

Snowmobilers can also use the Victoria Rail Trail in winter to access the large network of trails further north near the village of Burnt River.



GOLF COURSES



Byrnell Golf Club in Kawartha Lakes



DRIVE TIME: 2 MINUTES

Eganridge Resort Golf Club & Spa



DRIVE TIME: 14 MINUTES

Sturgeon Point Golf Club & Driving Range



DRIVE TIME: 12 MINUTES



## Downtown Fenelon Falls

3 MINUTE DRIVE / 14 MINUTE WALK

### Attractions

- Shops
- Brewery
- Restaurants
- Cafés
- Groceries
- Pharmacy
- Museums & Galleries
- The Locks



### Fenelon Falls Curling Club

4 MINUTE DRIVE

### Garnet Graham Beach Park

5 MINUTE DRIVE / 18 MINUTE WALK

### Fenelon Falls Marina

1 MINUTE DRIVE / 6 MINUTE WALK

### Rosedale Marina\*

10 MINUTE DRIVE

### Pride of Balsam Lake Marina\*

9 MINUTE DRIVE

\*OFFERS DOCKAGE/STORAGE



DRIVE TIME

Bobcaygeon	15 MINUTES
Lindsay	25 MINUTES
Port Perry	60 MINUTES
Peterborough	60 MINUTES
Bowmanville	60 MINUTES
Oshawa	75 MINUTES
Barrie	85 MINUTES
GTA	60 MINUTES
Toronto	90 MINUTES



# The Price-Point Advantage

WHY BUY AT FENELON LAKES CLUB?

**10%** vs. **20%**  
DEPOSIT IN THE GTA

\*BASED ON THE STANDARD DEPOSIT STRUCTURE OF NEWLY RELEASED PRE CONSTRUCTION HIGH-RISE PROJECTS



FENELON LAKES CLUB

**\$699** AVERAGE PSF<sup>+</sup>

60% OF THE CONDO UNITS IN BALSAM HOUSE ARE PRICED UNDER \$750,000

VS.

FRIDAY HARBOUR AVERAGE PRE-CONSTRUCTION

**\$735** AVERAGE PSF<sup>\*\*\*</sup>

VS.

GTA AVERAGE PRE-CONSTRUCTION HIGH-RISE PRICE JUST OVER

**\$1,126** AVERAGE PSF<sup>\*\*</sup>

GTA AVERAGE PRE-CONSTRUCTION LOW-RISE

**\$1.4M<sup>\*</sup>**

GTA AVERAGE PRE-CONSTRUCTION HIGH-RISE

**\$1M<sup>+</sup>**



**RECREATIONAL PROPERTY PRICES**

ARE EXPECTED TO INCREASE OVER 10% IN 2021 COMPARED TO 2020<sup>‡</sup>



<sup>+</sup>Taken from Realnet new home GTA report Jan 2021. <sup>\*\*</sup>Taken from Urbanation Q4 2020 Greater Toronto Average. <sup>\*\*\*</sup>Taken from Realnet statistics on project. <sup>‡</sup>Taken from Consumer Alert, CTV News Toronto. Brokers protected. Illustrations and maps are artists concepts. All specifications are subject to change without notice. \*Prices subject to change without notice. Information accurate at time of release. E.&O.E. March 2021.