

Property Client Full

103 Shadow Lake 2 Road, Kawartha Lakes, Ontario K0M 2L0

Listing

103 Shadow Lake 2 Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12317803**

List Price: **\$699,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$3,484.00/2024** Transaction: **Sale**
SPIS: **No** DOM
Legal Desc: **LT 4 PL 204 S/T & T/W R287017; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **10+0**
Fractional Ownership: **BR BR+: 4(4+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **171.00** Fronting On: **E**
Lot Depth: **90.00**
Lot Size Code: **Feet**
Zoning: **LSR**
Dir/Cross St: **Hwy 35 and County Rd 45 (Monck Rd)**

PIN #: **631201010** ARN #: **165131004020300** Contact After Exp: **No**
Holdover: **90**
Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Vinyl Siding	Water: Other
Fam Rm: No	Drive: Private	Water Sup Type: Lake/River
Basement: No/None	Garage: No	Water Supply: UV System
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace Feat: Wood Stove	Drive Pk Spcs: 3.00	Waterfront Feat: Beachfront, Dock
Interior Feat: Water Heater Owned	Tot Pk Spcs: 3.00	Waterfront Struc: Bunkie
Heat: Baseboard, Electric	Pool: None	Well Capacity:
A/C: No/None	Room Size:	Well Depth:
Central Vac: No	Rural Services: Garbage Pickup	Sewers: Tank
Apx Age: 51-99	Security Feat:	Special Desig: Unknown
Property Feat: Lake/Pond		Farm Features:
Exterior Feat: Deck		Winterized: No
Roof: Asphalt Shingle		
Foundation: Piers		
Soil Type:		
Alternate Power: None		
Water Name: Shadow Lake	Waterfront: Direct	Waterfront Frontage (M): 52.00
Waterfront Y/N: Yes	Easements/Restr: Easement, Right of Way	
Water Struct: Bunkie		
Water Features: Beachfront, Dock		
Under Contract:	Dev Charges Paid:	HST App To SP: Not Subject to HST
Access To Property: Private Road		
Shoreline: Sandy	Shoreline Exposure: East	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape: Irregular	Lot Size Source: Survey

Remarks/Directions

Client Rmks: **This wonderful Shadow Lake cottage is located near the tip of a south-facing point and has a very generous 171 ft of sandy waterfront that provides exceptional privacy. The cottage is ideally sited close to the shoreline and features an expansive deck and sunroom that provides perfect vantage points for observing young swimmers and lovely south-eastern vistas down the expanse of Shadow Lake. The three season cottage, which was built in 1932 and has been in the same family ever since, has been lovingly maintained and upgraded over the decades, including a substantial addition in the 1990s, steel beams under the cottage, low maintenance vinyl siding, interior insulation, and beautiful cedar walls and vaulted ceilings that exude a bright, airy cottage vibe. The four bedrooms, sofa-bed in the living room, and the upper-level bedroom in the waterside bunkie provide ample capacity for friends and family. The lot is mostly treed, natural, and low maintenance, with a level lawn play area and fire pit next to the water. The property is being sold turn-key with almost all furniture and furnishings included.**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **07/31/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.02 M X 3.54 M	9.90 Ft x 11.61 Ft		
Dining Room	Main	3.54 M X 3.23 M	11.61 Ft x 10.59 Ft		
Kitchen	Main	2.77 M X 3.81 M	9.08 Ft x 12.49 Ft		

Bedroom	Main	2.83 M X 4.39 M	9.28 Ft x 14.40 Ft
Bedroom	Main	2.9 M X 1.4 M	9.51 Ft x 4.59 Ft
Bedroom	Main	2.87 M X 2.29 M	9.41 Ft x 7.51 Ft
Bedroom	Main	2.92 M X 2.29 M	9.58 Ft x 7.51 Ft
Sunroom	Main	3.05 M X 2.29 M	10.00 Ft x 7.51 Ft
Utility Room	Main	0.79 M X 0.88 M	2.59 Ft x 2.88 Ft
Bathroom	Main		