

**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®#: X13159062**  
**List Price: \$599,000**

**New Listing**



**Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford**

Tax Amt/Yr: **\$3,715.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **4/4**  
 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: **LBO Provided**  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **171.00** Fronting On: **E**  
 Lot Depth: **90.00** Builder Name:  
 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** Survey Year/Type: **1933/Boundary Onl**  
 Possession: **Flexible** Possession Date:

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

**Remarks/Directions**

Client Rmks: **This delightful three-season cottage is located near the tip of beautiful Birch Point on Shadow Lake and features a very generous 171 ft of waterfront with two lovely sand beaches that young children will love while deep, weed-free water further out is perfect for more mature swimmers. 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-easten vistas down the expanse of Shadow Lake. The 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, a steel beam 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 two beds 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 with most furniture and furnishings included, and a short closing is possible.**

Inclusions: **All appliances and furniture as viewed except where excluded, all contents of the shed, pedal boat, aluminum dock.**

Listing Contracted With: **Kawartha Waterfront Realty Inc. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **05/22/2026**

Rooms

**MLS®#: X13159062**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>3.02 M X 3.54 M</b>	<b>9.90 Ft x 11.61 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>3.54 M X 3.23 M</b>	<b>11.61 Ft x 10.59 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>2.77 M X 3.81 M</b>	<b>9.08 Ft x 12.49 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.83 M X 4.39 M</b>	<b>9.28 Ft x 14.40 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.9 M X 1.4 M</b>	<b>9.51 Ft x 4.59 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.87 M X 2.29 M</b>	<b>9.41 Ft x 7.51 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.92 M X 2.29 M</b>	<b>9.58 Ft x 7.51 Ft</b>		
<b>Sunroom</b>	<b>Main</b>	<b>3.05 M X 2.29 M</b>	<b>10.00 Ft x 7.51 Ft</b>		
<b>Utility Room</b>	<b>Main</b>	<b>0.79 M X 0.88 M</b>	<b>2.59 Ft x 2.88 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	

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