

Property Client Full

106 Crescent Drive, Kawartha Lakes, Ontario K0M 1A0

Listing

[106 Crescent Dr Kawartha Lakes](#)

Active / Residential Freehold / Detached

MLS®#: **X13600984**

List Price: **\$1,199,000**

New Listing

Kawartha Lakes/Kawartha Lakes/Verulam



Tax Amt/Yr:	\$7,489.00/2025	Transaction:	Sale
SPIS:	No	DOM	1
Legal Desc:	LT 14 PL 348; KAWARTHA LAKES		
Style:	Bungalow	Rooms Rooms+:	14+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	3(2+1)
Link:	No	SF Range:	2000-2500
Storeys:	1.0	SF Source:	MPAC
Lot Irreg:		Lot Acres:	
Lot Front:	85.00	Fronting On:	W
Lot Depth:	254.00	Builder Name:	Coachlamp Homes
Lot Size Code:	Feet		
Zoning:	LSR		
Dir/Cross St:	Hwy 8 & Echo Bay Road		

PIN #:	631270266	ARN #:	165102605021700	Contact After Exp:	Yes
Holdover:	60			Survey Year/Type:	None
Possession:	Flexible	Possession Date:	2026-08-21		
Kitch Kitch +	1 (1+0)	Exterior:	Brick	Water:	Well
Fam Rm:	Yes	Garage:	Yes	Water Supply Type:	Drilled Well
Basement:	Yes/Crawl Space	Gar/Gar Spcs:	Detached Garage/3.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	8.00	Waterfront Feat:	Dock, Marine Rail
Fireplace Feat:	Propane	Tot Pk Spcs:	11.00	Waterfront Struc:	Not Applicable
Interior Feat:	Air Exchanger, Primary Bedroom - Main Floor, Water Heater Owned	Pool:	None	Well Capacity:	
Heat:	Heat Pump	Room Size:		Well Depth:	
Heat Source:	Electric	Energy Cert:	No	Sewers:	Septic
A/C:	Yes/Central Air	Green PIS:	No	Special Desig:	Unknown
Central Vac:	No	Rural Services:		Farm Features:	
Apx Age:	31-50	Security Feat:		Winterized:	Fully
Elevator:	No/				
Laundry Lev:	Main				
Retirement:	No				
Property Feat:	Golf, Level, Marina, Waterfront, Wooded/Treed				
Roof:	Shingles				
Foundation:	Concrete				
Soil Type:					
Alternate Power:	Generator - wired				
Lease To Own Items:	Air Conditioner				
Water Name:	Sturgeon Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struct:	Not Applicable	Easements/Restr:	Unknown		
Water Frontage:	25.91				
Water Features:	Dock, Marine Rail				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Paved Road, Yr Rnd Municipal Rd, Yr Rnd Private Rd	Shoreline Exposure:			
Shoreline:	Clean, Hard Bottom				
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Irregular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Set along the shores of beautiful Sturgeon Lake, this thoughtfully designed waterfront bungalow offers an exceptional setting for relaxed retirement living, memorable family summers or year-round enjoyment. Featuring three bedrooms, three bathrooms, approximately 2,300 square feet of living space and a detached three-car garage, the home is perfectly positioned to capture sweeping southwest lake views and spectacular evening sunsets. A long, tree-lined driveway welcomes you from the well-maintained private road, complemented by an impressive arched stone-and-wood fence that adds to the sense of arrival. A meandering stamped-concrete walkway leads to the home, where expansive lakeside windows place the water immediately in view. Inside, multiple living areas provide space for quiet mornings, family gatherings and entertaining. The sunroom overlooks the private yard, manicured lawns and detached garage, offering a comfortable retreat from the afternoon sun while remaining connected to the outdoors. The large and very private level lot gently leads to a sandy, wade-in shoreline that can be enjoyed by every generation. Spend sunny afternoons along the water, relax on the lawn or unwind beneath the covered stamped-concrete lakeside patio as the sun sets across Sturgeon Lake.**

Inclusions: **dock, all furniture, window coverings, all items in the crawl space, all items in garage, all items behind and beside garage, boat ramp at the waterfront**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	6.8 M X 3.8 M	22.31 Ft x 12.47 Ft		
Living Room	Main	4.26 M X 5.68 M	13.98 Ft x 18.64 Ft		
Family Room	Main	4.88 M X 4.96 M	16.01 Ft x 16.27 Ft		
Laundry	Main	3.08 M X 2.81 M	10.10 Ft x 9.22 Ft		
Kitchen	Main	5.41 M X 3.11 M	17.75 Ft x 10.20 Ft		
Breakfast	Main	2.9 M X 2.31 M	9.51 Ft x 7.58 Ft		
Dining Room	Main	4 M X 2.35 M	13.12 Ft x 7.71 Ft		
Sunroom	Main	3.86 M X 2.01 M	12.66 Ft x 6.59 Ft		
Bedroom	Main	2.84 M X 3.08 M	9.32 Ft x 10.10 Ft		
Bedroom	Main	3.86 M X 3.79 M	12.66 Ft x 12.43 Ft		
Primary Bedroom	Main	5.49 M X 3.92 M	18.01 Ft x 12.86 Ft		
Other	Main	1.37 M X 2.88 M	4.49 Ft x 9.45 Ft		
Bathroom				5	
Bathroom				3	
Bathroom				2	

Photos

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Lake Side

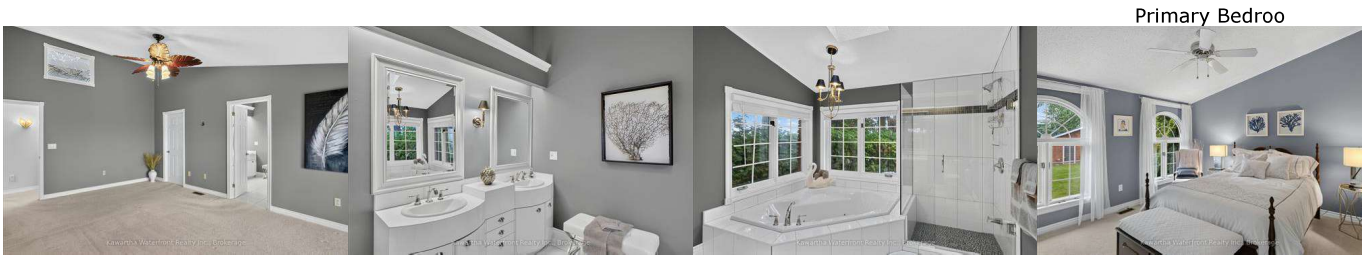


Drive Up Side Long driveway from the road



Foyer





Primary Bedroo

Primary Bedroom

Ensuite

Ensuite

Bedroom 2

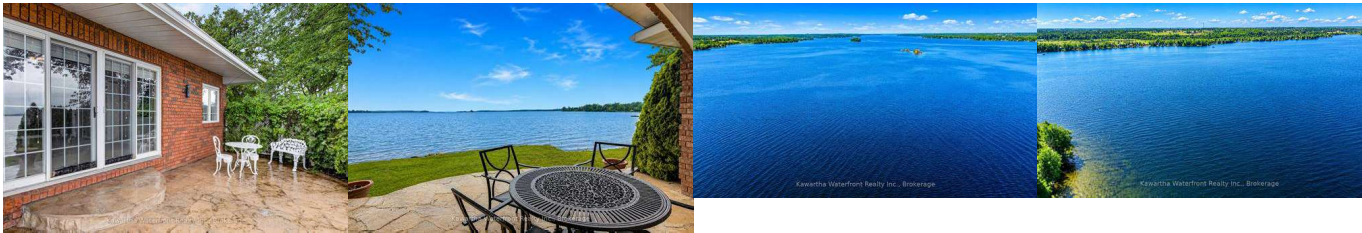


Bedroom 3

2 piece bath

4 piece bath

Laundry room





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