

Property Client Full

12 Edgewood Drive, Kawartha Lakes, Ontario K0M 1N0

Listing

12 Edgewood Dr Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X13243344

List Price: \$2,490,000



Kawartha Lakes/Kawartha Lakes/Fenelon Falls

Tax Amt/Yr: **\$13,803.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **34**
 Legal Desc: **PCL 2-1 SEC 57M739; LT 2 PL 57M739 CITY OF KAWARTHA LAKES**

Style: **Contemporary** Rooms Rooms+: **23+0**
 Fractional Ownership: BR BR+: **7(4+3)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **3000-3500**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **136.00** Fronting On: **S**
 Lot Depth: **514.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **R1-14 and OS-6**
 Dir/Cross St: **Hickory Beach Road and Edgewood Drive**

PIN #: **631250002**
 Holdover: **90**
 Possession: **Flexible**

ARN #: **165102603022803**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat:	1 (1+0) Yes Yes/Finished, Full Yes Living Room, Other, Propane, Rec Room, Wood	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services:	Board/Batten Yes Attached Garage/5.0 7.00 12.00 None Garbage Pickup, Underground Wiring	Water: Water Supply Type: Water Delivery Feat:	Well Drilled Well UV System, Water Treatment
Interior Feat:	Air Exchanger, Auto Garage Door Remote, Primary Bedroom - Main Floor, Sewage Pump, Sump Pump, Water Heater Owned, Water Softener, Workbench	Security Feat:		Water Meter: Waterfront Feat:	Dock, Marine Rail, Trent System
Parking Feat:	Circular Drive, Private			Waterfront Struc:	Not Applicable
Heat:	Forced Air			Well Capacity:	25.00
Heat Source:	Propane			Well Depth:	38.00
A/C:	Yes/Central Air			Sewers:	Septic
Central Vac:	No			Special Desig:	Unknown
Apx Age:	16-30			Farm Features:	
Laundry Lev:	Main			Winterized:	Fully
Property Feat:	Golf, Level, Waterfront, School Bus Route				
Exterior Feat:	Landscaped, Lawn Sprinkler System, Patio, Porch				
Roof:	Fibreglass Shingle				
Foundation:	Poured Concrete				
Topography:	Level				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Sturgeon Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Environmentally Protected		
Water Struc:	Not Applicable				
Water Frontage:	41.00				
Water Features:	Dock, Marine Rail, Trent System				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Municipal Road				
Shoreline:	Clean, Hard Bottom	Shoreline Exposure:	South East		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **This supremely elegant Lakehouse on one of the best locations on Sturgeon Lake was designed for entertaining large groups of family and guests with over 5,500 sq ft of living area including 7 bedrooms and 4 bathrooms. The remarkable aesthetic of this property is immediately evident from the stonework and landscaping at the main entrance, through which you enter the main living area highlighted by a soaring Great Room, floor-to-ceiling windows, and a lovely and efficient wood-burning fireplace. The large and well-appointed kitchen and dining areas open up to and integrate seamlessly with the Great Room. Gathering places abound, including the cosy surroundings of the fireplace, the large kitchen island, the basement rec room with a wet bar, and the gorgeous verandah that provides stunning vistas of the waterside grounds and lake. The Primary bedroom is spacious, with a walk-out to the verandah, a propane fireplace and a 5 pc ensuite. The attached triple garage is heated and insulated, and there is an additional**

large, high-ceilinged, heated and insulated garage/workshop/studio that will inspire the handyman or artisan. The 1.2 acre lot features 136 ft of excellent weed-free waterfront that is 7 ft deep off the end of the dock with a two slip dock and marine rail at the waterside. The property is ideally located on a municipally maintained road near the beautiful village of Sturgeon Point. The Sturgeon Point Golf Club is a one minute drive away while the Eganridge Golf Club is within a 10 minute drive, as are services and restaurants in Bobcaygeon and Fenelon Falls.

Inclusions: All appliances, window coverings, light fixtures, dock, marine rail. Furniture and furnishings are separately negotiable.

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **07/08/2026**

Rooms

MLS® #: X13243344

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	6.64 M X 6.88 M	21.78 Ft x 22.57 Ft		
Kitchen	Main	10.47 M X 4.42 M	34.35 Ft x 14.50 Ft		
Primary Bedroom	Main	9.74 M X 8.9 M	31.96 Ft x 29.20 Ft		
Bedroom	Main	3.62 M X 3.45 M	11.88 Ft x 11.32 Ft		
Bedroom	Main	3.62 M X 3.43 M	11.88 Ft x 11.25 Ft		
Laundry	Main	2.83 M X 2.58 M	9.28 Ft x 8.46 Ft		
Foyer	Main	1.8 M X 4.55 M	5.91 Ft x 14.93 Ft		
Bedroom	Second	6.16 M X 4.18 M	20.21 Ft x 13.71 Ft		
Family Room	Second	7.03 M X 6.17 M	23.06 Ft x 20.24 Ft		
Recreation	Basement	7.07 M X 11.8 M	23.20 Ft x 38.71 Ft		
Bedroom	Basement	5.92 M X 4.27 M	19.42 Ft x 14.01 Ft		
Bedroom	Basement	5.85 M X 5.84 M	19.19 Ft x 19.16 Ft		
Bedroom	Basement	4.26 M X 4.79 M	13.98 Ft x 15.72 Ft		
Other	Basement	1.57 M X 4.39 M	5.15 Ft x 14.40 Ft		B/I Bar
Other	Basement	3.83 M X 2.62 M	12.57 Ft x 8.60 Ft		
Other	Basement	4.01 M X 1.8 M	13.16 Ft x 5.91 Ft		
Utility Room	Basement	2.94 M X 5.28 M	9.65 Ft x 17.32 Ft		
Other	Basement	2.19 M X 1.1 M	7.19 Ft x 3.61 Ft		
Foyer	Basement	5.45 M X 5.79 M	17.88 Ft x 19.00 Ft		
Bathroom	Main			2	
Bathroom	Main			3	
Bathroom	Main			5	
Bathroom	Basement			3	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026