

Property Client Full

14 Gillis Street, Kawartha Lakes, Ontario K0M 1G0

Listing

14 Gillis St Kawartha Lakes

Active / Residential Freehold / Detached

MLS® #: **X13731376**

List Price: **\$899,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon

Tax Amt/Yr: **\$4,671.00/2026** Transaction: **Sale**
SPIS: **No** DOM
Legal Desc: **PT E1/2 LT 16 CON 9 FENELON AS IN R371434, T/W R371434; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **19+0**
Fractional Ownership: BR BR+: **3(3+0)**
Assignment: Baths (F+H): **2(1+1)**
Link: **No** SF Range: **1100-1500**
Storeys: **1.0** SF Source: **LBO Provided**
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **75.00** Fronting On: **E**
Lot Depth: **220.00** Builder Name:
Lot Size Code: **Feet**
Zoning: **LSR-1**
Dir/Cross St: **County Road 121 and Long Beach Road**

PIN #:	631600297	ARN #:	165121003054600	Contact After Exp:	No
Holdover:	90			Survey Year/Type:	None
Possession:	Flexible	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Water:	Well
Fam Rm:	No	Garage:	No	Water Supply Type:	Drilled Well
Basement:	Yes/Crawl Space	Gar/Gar Spcs:	None/0.0	Water Delivery Feat:	UV System, Water Treatment
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00	Water Meter:	
Fireplace Feat:	Wood Stove	Tot Pk Spcs:	4.00	Waterfront Feat:	Dock
Interior Feat:	Carpet Free, Water Heater	Pool:	None	Waterfront Struc:	Not Applicable
Parking Feat:	Private	Room Size:		Well Capacity:	
Heat:	Forced Air	Rural Services:	Garbage Pickup	Well Depth:	
Heat Source:	Propane	Security Feat:		Sewers:	Septic
A/C:	Yes/Central Air			Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Apx Age:	51-99			Winterized:	Fully
Laundry Lev:	Main				
Property Feat:	Waterfront				
Exterior Feat:	Deck				
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Topography:	Level				
Soil Type:					
Alternate Power:	Generator – wired				
Water Name:	Sturgeon Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Frontage:	23.00				
Water Features:	Dock				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Yr Rnd Private Rd				
Shoreline:	Clean, Hard Bottom	Shoreline Exposure:	East		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse
		Remarks/Directions			

Client Rmks: **Experience true turnkey lakeside living on Sturgeon Lake in this exquisitely updated, fully winterized 4 season waterfront home. Offering exceptional privacy framed by mature trees, the expansive waterside lawn leads to a calm, east facing shoreline ideal for swimming, fishing, and boating. Premium furnishings and the boat are negotiable - simply turn the key and begin enjoying the ultimate Kawartha lifestyle from day one. The approximately 1,500 sq. ft. of pristine living space includes a beautifully finished 1,100 sq. ft. main home and a 400 sq. ft. three season sunroom equipped with Sunspace stacking windows for panoramic lake and property views. At the heart of the open concept living area is a custom kitchen featuring granite countertops, a matching backsplash, a massive island, and premium KitchenAid appliances with an induction cooktop. The layout includes a spacious primary bedroom, a generous second bedroom, and a flexible third bedroom ideal for a home office or bunk beds. Two updated bathrooms include a main bath with newly integrated laundry. The home also showcases extensive recent upgrades, including premium luxury vinyl flooring, new windows, doors, siding, roof, plumbing, lighting, trim/baseboards, crawlspace encapsulation, and a modern water treatment system. A boathouse with a rooftop viewing deck and a 9 foot door accommodates boats up to 23 ft, including pontoon boats. High speed fibre optic internet, mail delivery, and curbside garbage pickup provide urban convenience on a quiet, dead end street. The property is just 8 minutes from Fenelon Falls and 20 minutes from Lindsay's hospital and amenities.**

Inclusions: Refrigerator, stove, dishwasher, dryer, window coverings, all light fixtures except where excluded, 8500 Watt gasoline generator and generlink cable hookup, two docks, marine rail. Other furniture, furnishings and boat are negotiable.

Listing Contracted With: **Kawartha Waterfront Realty Inc.**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: 09/01/2026

Rooms

MLS® #: X13731376

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	4.49 M X 3.04 M	14.73 Ft x 9.97 Ft		
Dining Room	Main	3.28 M X 3.47 M	10.76 Ft x 11.38 Ft		
Kitchen	Main	3 M X 4 M	9.84 Ft x 13.12 Ft		
Primary Bedroom	Main	4.5 M X 3.33 M	14.76 Ft x 10.93 Ft		
Bedroom	Main	4.08 M X 2.64 M	13.39 Ft x 8.66 Ft		
Bedroom	Main	2.34 M X 2.37 M	7.68 Ft x 7.78 Ft		
Utility Room	Main	2.08 M X 1.04 M	6.82 Ft x 3.41 Ft		
Sunroom	Main	7.82 M X 4.31 M	25.66 Ft x 14.14 Ft		
Bathroom	Main			2	
Bathroom	Main			3	

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