

Property Client Full

14 Gillis Street, Kawartha Lakes, Ontario K0M 1G0

Listing

14 Gillis St Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X13530898**

List Price: **\$1,049,000**

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: **700-1100**
 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**
 Holdover: **90**
 Possession: **Flexible**

ARN #: **165121003054600**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **Carpet Free, Water Heater Owned**
 Parking Feat: **Private**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **51-99**
 Laundry Lev: **Main**
 Property Feat: **Waterfront**
 Exterior Feat: **Deck**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Topography: **Level**
 Soil Type:

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services: **Garbage Pickup**
 Security Feat:

Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Delivery Feat: **UV System, Water Treatment**
 Water Meter:
 Waterfront Feat: **Boathouse, Dock, Trent System Boat House**
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Alternate Power: **Generator - wired**
 Water Name: **Sturgeon Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Boat House**
 Water Frontage: **23.00**
 Water Features: **Boathouse, Dock, Trent System**
 Under Contract: **Propane Tank**
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Clean**
 Shoreline Road Allowance: **None**
 Docking Type: **Private**
 View: **Lake**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**
 Dev Charges Paid:
 HST App To SP: **Not Subject to HST**

Shoreline Exposure: **East**

Water View: **Direct**
 Lot Shape: **Rectangular**

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Exquisitely updated lake house on Sturgeon Lake, located just south of Fenelon Falls. Situated on the desirable west shore, this 0.38-acre property features 75 feet of level waterfront famous for calm waters and stunning sunrises. The expansive lakeside lawn is ideal for outdoor activities, while mature trees ensure excellent privacy. Completely modernized within the past two years, this home is entirely project-free. The heart of the house is an open-concept living, dining, and kitchen area. The custom kitchen boasts a large island, granite countertops, a matching backsplash, and premium KitchenAid appliances - including a convection oven with an induction cooktop. For seasonal relaxation, the magnificent sunroom features Sunspace stacking windows that invite in refreshing lake breezes and panoramic views. The layout includes a spacious primary bedroom, a comfortable second bedroom, and a versatile third bedroom that easily accommodates a Murphy bed, bunk beds, or a home office. Both bathrooms are fully updated, with the main bathroom conveniently housing new laundry facilities. Luxury vinyl flooring runs throughout the home. Extensive practical upgrades include new windows, doors, insulation, siding, eaves, soffits, roof, plumbing, crawlspace encapsulation, and a water filtration system. Outside, the boathouse features a 9-foot door to accommodate watercraft up to 23 feet, topped by a rooftop deck perfect for catching the sunrise or soaking in the evening sun. Located on a quiet dead-end street, the property enjoys mail delivery, curbside garbage pickup, and fiber optic internet. Shopping in Fenelon Falls is just a five-minute drive away, with full services and a hospital in Lindsay just fifteen minutes down the road.**

Inclusions: **Refrigerator, stove, dishwasher, washer, dryer, window coverings, all light fixtures except where excluded, 8500 Watt gasoline generator and generlink cable hookup, two docks, marine rail.**

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

Prepared By: **BRENDA CARROLL, Administrator**

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

Rooms

MLS® #: X13530898

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	4.29 M X 2.78 M	14.07 Ft x 9.12 Ft		
Dining Room	Main	3.07 M X 3.36 M	10.07 Ft x 11.02 Ft		
Kitchen	Main	2.77 M X 3.97 M	9.09 Ft x 13.02 Ft		
Primary Bedroom	Main	4.29 M X 3.08 M	14.07 Ft x 10.10 Ft		
Bedroom	Main	3.98 M X 2.46 M	13.06 Ft x 8.07 Ft		
Bedroom	Main	2.16 M X 2.16 M	7.09 Ft x 7.09 Ft		
Utility Room	Main	1.86 M X 0.93 M	6.10 Ft x 3.05 Ft		
Sunroom	Main	7.64 M X 4.27 M	25.07 Ft x 14.01 Ft		
Bathroom	Main			2	
Bathroom	Main			3	

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