

Property Client Full

144 Bolsover Road, Kawartha Lakes, Ontario K0M 2T0

Listing

144 Bolsover Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS® #: X13432362

List Price: \$699,000



Kawartha Lakes/Kawartha Lakes/Carden

Tax Amt/Yr: **\$4,142.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **28**
 Legal Desc: **PT LT F PL 15 ELDON PT 1, 57R2492; PT RDAL BTN CON 1 AND CON 2 ELDON CLOSED BY R158994 BEING PT 1, 57R2204; S/T R128925; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: **BR BR+: 2(2+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres: < 0.50**
 Lot Front: **108.00** Fronting On: **S**
 Lot Depth: **141.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RR3**
 Dir/Cross St: **County Road 48 and Bolsover Road**

PIN #: **631700215** ARN #: **165116005045300** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **1978/Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) No Yes/Crawl Space Yes Living Room, Wood Air Exchanger, Auto Garage Door Remote, Central Vacuum, Water Heater Owned, Water Softener	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Vinyl Siding Yes Attached Garage/2.0 4.00 6.00 None Garbage Pickup	Water: Water Supply Type: Water Delivery Feat: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Well UV System, Water Treatment Dock, Riverfront, Trent System Not Applicable Tank Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Laundry Lev: Property Feat:	Private Baseboard Electric Yes/Wall Unit Yes 31-50 Main Golf, Lake Access, Waterfront, School Bus Route	Exterior Feat: Roof: Foundation: Topography: Soil Type: Alternate Power:	Deck, Landscaped Asphalt Shingle Concrete Block Sloping None	Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Trent-Severn Waterway Yes Not Applicable 33.00 Dock, Riverfront, Trent System Paved Road, Yr Rnd Municipal Rd Deep Partially Owned Private River
		Waterfront: Direct Easements/Restr: Easement Dev Charges Paid: Shoreline Exposure: South Water View: Direct Lot Shape: Irregular	Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse		

Remarks/Directions

Client Rmks: **This attractive and exceptionally well-maintained waterfront cottage or home is sited on a unique and very convenient location on the Trent-Severn Waterway - only 300 metres from the main body of Canal Lake, on a paved municipal road, a two minute walk from the Western Trent Golf Club, and close access to Hwy 48 and services in Beaverton and Orillia. The owners also have the pleasure of watching large boats slowly pass through the nearby swing bridge as they traverse the Waterway. The two-bedroom home is highlighted by a large living room with vaulted ceilings and expansive wall-to-wall windows that provide lovely vistas across the Waterway. A wood stove provides comforting radiant heat in the winter months. The kitchen is modern and bright, and opens to the spacious dining area that features a walk-out to the deck and gazebo. Practical features include a deep 5 ft concrete crawl space accessible from an interior hatch, an attached insulated double garage, a paved driveway, two garden sheds, and a very substantial year-round 40' waterside dock capable of berthing two large boats. Buyers will delight in the private and beautifully landscaped waterside grounds and the spotless and project-free home.**

Inclusions: **All appliances, window coverings and light fixtures, dock. Other furniture is separately negotiable.**

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

Prepared By: **BRENDA CARROLL, Administrator**

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

Rooms					
MLS® #: X13432362					
<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	6.98 M X 5.94 M	22.90 Ft x 19.49 Ft		
Dining Room	Main	3.42 M X 4.85 M	11.22 Ft x 15.91 Ft		
Kitchen	Main	3.39 M X 3.96 M	11.12 Ft x 12.99 Ft		
Primary Bedroom	Main	3.55 M X 4.72 M	11.65 Ft x 15.49 Ft		
Bedroom	Main	2.34 M X 4.88 M	7.68 Ft x 16.01 Ft		
Other	Main	2.36 M X 2.39 M	7.74 Ft x 7.84 Ft		
Bathroom	Main			3	

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