

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**

New Listing



Kawartha Lakes/Kawartha Lakes/Carden

Tax Amt/Yr: **\$4,142.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 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 + 1 (1+0) Fam Rm: No Basement: Yes/Crawl Space Fireplace/Stv: Yes Fireplace Feat: Living Room, Wood Interior Feat: Air Exchanger, Auto Garage Door Remote, Central Vacuum, Water Heater Owned, Water Softener Parking Feat: Private Heat: Baseboard Heat Source: Electric A/C: Yes/Wall Unit Central Vac: Yes Apx Age: 31-50 Laundry Lev: Main Property Feat: Golf, Lake Access, Waterfront, School Bus Route Exterior Feat: Deck, Landscaped Roof: Asphalt Shingle Foundation: Concrete Block Topography: Sloping Soil Type: Alternate Power: None Water Name: Trent-Severn Waterway Waterfront Y/N: Yes Water Struct: Not Applicable Water Frontage: 33.00 Water Features: Dock, Riverfront, Trent System Under Contract: Access To Property: Paved Road, Yr Rnd Municipal Rd Shoreline: Deep Shoreline Road Allowance: Partially Owned Docking Type: Private View: River	Exterior: Vinyl Siding Garage: Yes Gar/Gar Spcs: Attached Garage/2.0 Drive Pk Spcs: 4.00 Tot Pk Spcs: 6.00 Pool: None Room Size: Rural Services: Garbage Pickup Security Feat: Water: Well Water Supply Type: Water Delivery Feat: UV System, Water Treatment Water Meter: Waterfront Feat: Dock, Riverfront, Trent System Waterfront Struc: Not Applicable Well Capacity: Well Depth: Sewers: Tank Special Desig: Unknown Farm Features: Winterized: Fully 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
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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.

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **06/11/2026**

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	6.74 M X 5.97 M	22.11 Ft x 19.58 Ft		
Dining Room	Main	3.44 M X 4.6 M	11.28 Ft x 15.09 Ft		
Kitchen	Main	3.41 M X 3.96 M	11.18 Ft x 12.99 Ft		
Primary Bedroom	Main	3.6 M X 4.75 M	11.81 Ft x 15.58 Ft		
Bedroom	Main	2.38 M X 4.88 M	7.80 Ft x 16.01 Ft		
Other	Main	2.41 M X 2.16 M	7.90 Ft x 7.08 Ft		
Bathroom	Main			3	

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