

Property Client Full

2 Monck Street, Kawartha Lakes, Ontario K0M 2L0

Listing

[2 Monck St Kawartha Lakes](#)

Active / Residential Freehold / Detached

MLS® #: **X13633062**

List Price: **\$349,000**

New Listing

Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford



Tax Amt/Yr: **\$168.13/2025** Transaction: **Sale**
SPIS: **No** DOM: **5**
Legal Desc: **PT LT 32-33 PL 30 AS IN R199154 CITY OF KAWARTHA LAKES**

Style: **Bungalow Raised** Rooms Rooms+: **8+0**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **< 700**
Storeys: **SF Source: Other**
Lot Irreg: **Lot Acres: < 0.50**
Lot Front: **50.00** Fronting On: **E**
Lot Depth: **136.32** Builder Name:
Lot Size Code: **Feet**
Dir/Cross St: **Hwy 35 and Monck St**

PIN #: **631130338**
Holdover: **90**
Possession: **Flexible**

ARN #: **165142000136700**
Possession Date: **2026-08-14**

Contact After Exp: **No**
Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
Fam Rm: **No**
Basement: **Yes/Unfinished**
Fireplace/Stv: **Yes**
Interior Feat: **None**
Heat: **Forced Air**
Heat Source: **Propane**
A/C: **Yes/Central Air**
Central Vac: **No**
POTL/Mnth Fee: **No**
Property Feat: **Metal**
Roof: **Insulated Concrete Form**
Foundation: **Soil Type:**
Waterfront Y/N: **No**
Water Struct:
Under Contract:
View:

Exterior: **Stone, Concrete Block**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/2.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **4.00**
Pool: **None**
Room Size:
Green PIS: **No**
Rural Services:
Security Feat:

Utilities: **Hydro**
Water: **Municipal**
Water Supply Type:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape: **Rectangular**

Island YN:
HST App To SP: **Included In**
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **A unique opportunity for handy buyers, contractors or investors to complete a well-constructed home and create a property tailored to their needs or finish and resell. Built with an energy-efficient R30 insulated concrete form system, the home already includes many major components, including a high-efficiency furnace and air conditioning, municipal water hooked up, a new septic system, a 200-amp electrical panel, cable internet and a glass-door wood stove (not WETT). Set in a peaceful small-town neighbourhood, the property is within walking distance of local dining and a scenic riverside park, foodmarket with LCBO convenience store, and convenient access to Orillia and Lindsay. Bring your vision and complete the remaining interior work yourself or with the contractors of your choice. The property is being sold "as is, where is," without a final occupancy permit. The Buyer will be responsible for all outstanding work, municipal requirements and resolution of the approximately four-inch encroachment required before final occupancy.**

Inclusions: **Please connect with listing agent for discussion**

Listing Contracted With: **Kawartha Waterfront Realty Inc. 647-523-6071**

Prepared By: **Kim Elrick, REALTOR Salesperson**

Date Prepared: **08/06/2026**

Rooms

MLS® #: **X13633062**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Ground	11.9 M X 15 M	39.04 Ft x 49.21 Ft		
Dining Room	Ground	15 M X 15 M	49.21 Ft x 49.21 Ft		
Bedroom	Second	15 M X 13.9 M	49.21 Ft x 45.60 Ft		
Bedroom	Second	11.9 M X 10 M	39.04 Ft x 32.81 Ft		
Bedroom	Second	11.9 M X 9.3 M	39.04 Ft x 30.51 Ft		

Bathroom
Bathroom

3
3

Photos

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