

Property Client Full

24 Courtland Road, Kawartha Lakes, Ontario K0M 1K0

Listing

24 Courtland Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12269923**

List Price: **\$2,749,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$10,726.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT S1/2 LT 3 CON 11 LAXTON; PT SHORE RDAL LAXTON IN FRONT LT 3 CON 11 CLOSED BY R419429 AS IN R336771 & PT 1 57R8897; T/W R336771; KAWARTHA LAKES**

Style: **1 1/2 Storey** Rooms Rooms+: **22+0**
 Fractional Ownership: **BR BR+: 6(6+0)**
 Assignment: **Baths (F+H): 4(3+1)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **1.5** SF Source:
 Lot Irreg: **322' X 302' X 205' X 308'** Lot Acres: **0.50 - 1.99**
 Lot Front: **302.00** Fronting On: **S**
 Lot Depth: **322.00**
 Lot Size Code: **Feet**

Zoning: **R2**

Dir/Cross St: **Highway 35 and Courtland Road**

PIN #:	0	ARN #:		Contact After Exp:	No
Holdover:	Flexible	Possession Date:			
Kitch Kitch + Island YN:	2 (2+0)	Exterior:	Wood	Water:	Well
Fam Rm:	Yes	Drive:	Private	Water Supply:	UV System
Basement:	No/None	Garage:	Yes	Water Meter:	
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Detached Garage/2.0	Waterfront Feat:	Beachfront, Dock
Fireplace Feat:	Propane, Wood	Drive Pk Spcs:	5.00	Waterfront Struc:	Bunkie
Interior Feat:	Bar Fridge, Central Vacuum, Generator - Full, On Demand Water Heater, Water Softener	Tot Pk Spcs:	7.00	Well Capacity:	
		Pool:	None	Well Depth:	
		Room Size:		Sewers:	Septic
Heat:	Propane, Radiant	Energy Gener:	Generator-Wired	Special Desig:	Unknown
A/C:	No/None	Rural Services:	Garbage Pickup, Internet High Speed	Farm Features:	
Central Vac:	Yes	Security Feat:		Winterized:	Fully
Apx Age:	31-50				
Property Feat:	Lake/Pond, Waterfront				
Exterior Feat:	Deck, Hot Tub, Landscaped, Lawn Sprinkler System, Seasonal Living				
Roof:	Asphalt Shingle				
Foundation:	Slab				
Soil Type:					
Water Name:	Shadow Lake	Waterfront:	Direct	Waterfront Frontage (M):	92.00
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Bunkie				
Water Features:	Beachfront, Dock	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Under Contract:	Propane Tank	Shoreline Exposure:			
Access To Property:	Yr Rnd Private Rd				
Shoreline:	Sandy, Shallow	Water View:	Direct	Channel Name:	
Shoreline Road Allowance:	Owned	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse
Docking Type:	Private				
View:	Lake				

Remarks/Directions

Client Rmks: **This Lake House is a True North Log Home, and along with an exceedingly rare, fully permitted and winterized Guest House is a landmark property on beautiful Shadow Lake. Its setting on a large, level, beautifully landscaped and extremely private 1.7 acre lot with 302 ft of sandy waterfront provides a palpable sense of grandeur. The property is designed to easily accommodate large groups of family and friends, with the Lake House and Guest House providing a combined 3,870 feet of above-grade living area with six bedrooms and four bathrooms. There are a multitude of gathering places for use in every season, including the Great Room with its floor-to-ceiling windows and the spectacular chef's kitchen with its large granite island and Thermador appliances, both of which benefit from the ambience of the two-sided granite wood-burning fireplace. The spacious dining room is framed on three sides by windows. The second level is highlighted by a home theatre room, a two person office, and a Primary that affords exquisite vistas of the property, a cozy propane stove, and a gorgeous 5 pc ensuite. The large wrap-around and multi-layered deck features a screened sunroom and a spa, and the expansive platform with a gazebo at the end of the dock is perfect for summer cocktails. The Lake House is exceptionally comfortable in the winter months with luxurious in-floor heating throughout the main living areas, a propane stove in the Great Room, and hot**

water radiators in the main floor bedrooms. The Guest House was built around the double garage and is also spectacular, with a kitchen, deck and 3 pc bathroom on the main level, while the second floor features high-ceilinged living and dining areas, a Primary with a King-sized bed, a 2 pc bathroom and a Den. The Guest Home is serviced by a new septic system. An underground sprinkler system keeps the grounds lush, and there is plenty of level area for a sports or beach volleyball court. A heated detached gym completes the picture.

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **07/08/2025**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.36 M X 8.14 M	17.58 Ft x 26.70 Ft		
Dining Room	Main	6.16 M X 3.96 M	20.20 Ft x 12.99 Ft		
Kitchen	Main	5.18 M X 8.14 M	16.99 Ft x 26.70 Ft		
Bedroom	Main	3.39 M X 3.69 M	11.12 Ft x 12.10 Ft		
Bedroom	Main	3.39 M X 3.39 M	11.12 Ft x 11.12 Ft		
Bedroom	Main	3.11 M X 3.39 M	10.20 Ft x 11.12 Ft		
Laundry	Main	3.14 M X 3.66 M	10.30 Ft x 12.00 Ft		
Sunroom	Main	3.53 M X 5.06 M	11.58 Ft x 16.60 Ft		
Bedroom	Main	4.71 M X 2.27 M	15.45 Ft x 7.44 Ft		
Kitchen	Main	4.2 M X 2.56 M	13.77 Ft x 8.39 Ft		
Breakfast	Main	4.2 M X 1.98 M	13.77 Ft x 6.49 Ft		
Family Room	Second	5.82 M X 10.09 M	19.09 Ft x 33.10 Ft		
Primary Bedroom	Second	5.33 M X 6.13 M	17.48 Ft x 20.11 Ft		
Office	Second	5.91 M X 2.93 M	19.38 Ft x 9.61 Ft		
Family Room	Second	3.28 M X 3.5 M	10.76 Ft x 11.48 Ft		
Dining Room	Second	4.22 M X 3.29 M	13.84 Ft x 10.79 Ft		
Primary Bedroom	Second	2.81 M X 4.41 M	9.21 Ft x 14.46 Ft		
Den	Second	2.38 M X 2.86 M	7.80 Ft x 9.38 Ft		
Bathroom	Main			4	
Bathroom	Second			5	
Bathroom	Main			3	
Bathroom	Second			2	

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