



KIM ELRICK

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KAWARTHA WATERFRONT REALTY INC., BROKERAGE

Property Client Full

25 Government Dock Road, Kawartha Lakes, Ontario K0M 2L0

Listing

25 Government Dock Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12949142**

List Price: **\$999,000**

Price Decrease



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr:	\$4,644.00/2025	Transaction:	Sale
SPIS:	No	DOM	55
Legal Desc:	LT 1 PL 455; KAWARTHA LAKES		

Style:	Bungalow Raised	Rooms Rooms+:	8+8
Fractional Ownership:	No	BR BR+:	4(3+1)
Assignment:	No	Baths (F+H):	2(2+0)
Link:	No	SF Range:	1100-1500
Stores:		SF Source:	MPAC
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	125.00	Fronting On:	N
Lot Depth:	73.90	Builder Name:	
Lot Size Code:	Feet		

Zoning: **RR2**
Dir/Cross St: **Hwy 35 and Monck Road**

PIN #: **631130599**
Holdover: **60**
Possession: **Flexible**

ARN #: **165142000128500**
Possession Date: **2026-06-12**

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

Kitch Kitch + **1 (1+0)**
Fam Rm: **Yes**
Basement: **Yes/Apartment, Finished W/O, Separate Entrance, Walk Out**

Fireplace/Stv: **Yes**
Fireplace Feat: **Wood**
Interior Feat: **Guest Accommodations, In-Law Suite, Primary Bedroom - Main Floor, Sewage Pump, Water Heater Owned, Water Treatment**

Parking Feat: **Private Double**
Heat: **Forced Air**
Heat Source: **Electric, Propane**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **51-99**
POTL/Mnth Fee: **No**
Elevator: **No/**
Laundry Lev: **Lower**
Retirement: **No**
Property Feat: **Lake Access, Library, Marina, School, Terraced, Waterfront**

Exterior Feat: **Awnings, Deck, Landscaped, Porch, Privacy, Year Round Living Shingles**
Roof: **Shingles**
Foundation: **Concrete Block**
Topography: **Partially Cleared, Terraced, Wooded/Treed**

Soil Type:
Alternate Power: **None**
Phys Hdcp-Eqp: **No**
Water Name: **Gull River**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Frontage: **125.00**
Water Features: **River Access, Dock**
Under Contract:
Access To Property: **Public Road**
Shoreline: **Clean, Deep, Rocky**
Shoreline Road Allowance: **None**
Docking Type: **Private**

Exterior: **Vinyl Siding, Concrete Block**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/2.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **9.00**
Pool: **None**
Room Size:
Rural Services: **Cell Services, Internet High Speed**
Security Feat:

Utilities: **Hydro Well**
Water: **Drilled Well**
Water Supply Type: **Heatd Waterline, UV System, Water Treatment**
Water Delivery Feat: **No**
Water Meter: **No**
Waterfront Feat: **River Access, Dock**
Waterfront Struc: **Not Applicable**
Well Capacity:
Well Depth:
Sewers: **Septic Unknown**
Special Desig:
Farm Features:
Winterized: **Fully**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **North**

Water View: **Direct**

Channel Name: **Gull River**

Remarks/Directions

Client Rmks: **The Gull River is always moving, fresh, alive, and constant, setting the tone for days that start earlier, last longer, and naturally draw you outside. Set on 125 feet of private riverfront, this 3,000 sq. ft. home or four-season cottage blends space, function, and lifestyle in a way that feels effortless from the moment you arrive. The main level is bright, open, and designed for gathering. Three bedrooms, a full bath, and a spacious great room flow seamlessly into the dining area and kitchen, all framed by expansive windows that keep the river in view at all times. Step out to the deck, and you'll find yourself naturally starting the day here, coffee in hand, water moving steadily in the background. Direct access from the attached two-car garage into the kitchen makes everyday living simple, whether coming in with groceries or working on a project. The lower level offers the flexibility that today's buyers are looking for. With a fourth bedroom, full bath, large office, and an expansive family room with adjoining games or dining space, it easily adapts to guests, work-from-home needs, or multi-generational living. Fireplaces on both levels add warmth and character, anchoring the home year-round. Outside is where the property truly opens up. A clean, granite shoreline with deep water invites swimming, boating, and long days on the river. A natural sandbar becomes a destination of its own, while direct access to Shadow Lake expands your time on the water. The flat lawn is ideal for family gatherings, and the private courtyard with a chiminea offers a quieter space to unwind as the day winds down. The detached garage adds valuable space for storage, recreational equipment, or a workshop. This is a property that doesn't wait for the season to begin; it carries you right into it. With space to host, room to grow, and immediate access to the water, it's ready to be enjoyed from the very first warm days of the year.**

Inclusions: **Chiminea, Tin Boat (at waterfront), Motor in Garage (as is condition, was serviced 10 yrs ago but never used), all boating/dock items, softsided grey shed, washer & Dryer, Kitchen Fridge, stove, dishwasher, Fridge in lower level**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 647-523-6071**

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

Date Prepared: **05/27/2026**

Rooms

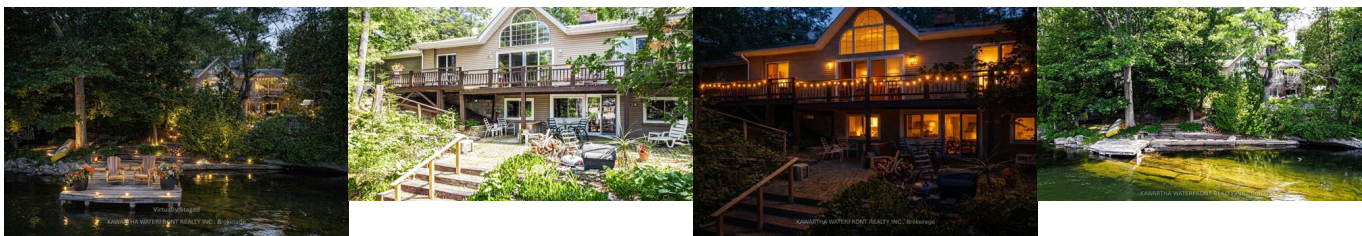
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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	4.27 M X 2.95 M	14.00 Ft x 9.67 Ft		
Kitchen	Main	3.53 M X 2.89 M	11.58 Ft x 9.48 Ft		Access To Garage, Breakfast Bar
Living Room	Main	6.83 M X 4.11 M	22.40 Ft x 13.48 Ft		Floor/Ceil Fireplace
Foyer	Main	3.05 M X 2.97 M	10.00 Ft x 9.74 Ft		
Primary Bedroom	Main	4.34 M X 2.41 M	14.23 Ft x 7.90 Ft		
Bedroom	Main	4.19 M X 3.51 M	13.74 Ft x 11.51 Ft		
Bedroom	Main	4.27 M X 3.45 M	14.00 Ft x 11.31 Ft		
Bedroom	Lower	4.16 M X 3.45 M	13.64 Ft x 11.31 Ft		
Other	Lower	4.8 M X 2.31 M	15.74 Ft x 7.57 Ft		
Laundry	Lower	5.11 M X 3.05 M	16.76 Ft x 10.00 Ft		
Other	Lower	1.49 M X 0.19 M	4.88 Ft x 0.62 Ft		
Cold/Cant	Lower	3.05 M X 1.73 M	10.00 Ft x 5.67 Ft		
Dining Room	Lower	3.91 M X 3.61 M	12.82 Ft x 11.84 Ft		Walk-Out
Living Room	Lower	6.78 M X 4.19 M	22.24 Ft x 13.74 Ft		
Office	Lower	5.33 M X 2.79 M	17.48 Ft x 9.15 Ft		
Furnace	Lower	2.81 M X 2.51 M	9.21 Ft x 8.23 Ft		
Bathroom	Main			4	
Bathroom	Lower			3	

Photos

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Imagine evenings on this dock (virtually staged)

Virtually Lighted



View from the road

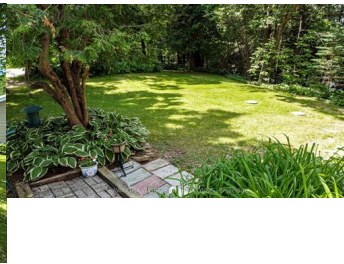
Side yard

View of pathway between detached garage & cottage

View from Driveway to side yard



Side yard



Side yard with Septic lids



Yard looking over the water



Sand bar



Private courtyard



Open concept living space with stone fireplace



Big windows



Main level sitting room (primary bedroom)



Main Floor 4 piece bath



Lower level three piece bath



Main Level Bedroom 2



Main Level Bedroom 3



Lower Level Bedroom 4



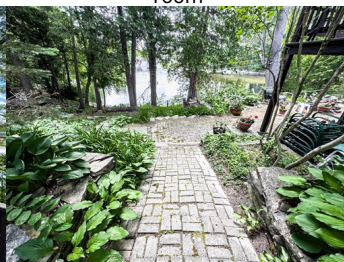
Lower Level Bedroom / Office



Lower Level living / dining / rec room



Lower level living space with stone fireplace



Large water side deck



Deck overlooking the water



Pathway to water



Steps from deck to lower patio

steps to lower patio



Deck at water (in need of repair)

Beautiful rock backdrop at the water

Views of the Norland Dam



River leading to Shadow Lake

Gull River leading into Shadow Lake