

Property Client Full

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

Listing

25 Government Dock Rd Kawartha Lakes
Active / Residential Freehold / Detached

MLS®#: X13457140
List Price: \$999,000

New Listing

Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford



Tax Amt/Yr:	\$4,644.00/2025	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LT 1 PL 455; KAWARTHA LAKES		
Style:	Bungalow Raised	Rooms Rooms+:	8+8
Fractional Ownership:		BR BR+:	4(3+1)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1100-1500
Storeys:		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		

Next OH: **Member: Sat Jun 20, 11:00AM-12:30AM**

PIN #:	631130599	ARN #:	165142000128500	Contact After Exp:	No
Holdover:	90			Survey Year/Type:	None
Possession:	Flexible	Possession Date:	2026-07-14		

Kitch Kitch + Fam Rm:	1 (1+0) Yes	Exterior:	Vinyl Siding, Concrete Block	Utilities:	Hydro Well
Basement:	Yes/Apartment, Finished W/O, Separate Entrance, Walk Out	Garage:	Yes	Water:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Water Supply Type:	Heatd WaterIne, UV System, Water Treatment
Fireplace Feat:	Wood	Drive Pk Spcs:	6.00	Water Delivery Feat:	No
Interior Feat:	Guest Accommodations, In-Law Suite, Primary Bedroom - Main Floor, Sewage Pump, Water Heater Owned, Water Treatment	Tot Pk Spcs:	9.00	Water Meter:	No
		Pool:	None	Waterfront Feat:	River Access, Dock
		Room Size:		Waterfront Struc:	Not Applicable
		Energy Cert:	No	Well Capacity:	
		Green PIS:	No	Well Depth:	
		Rural Services:	Cell Services, Internet High Speed	Sewers:	Septic Unknown
		Security Feat:		Special Desig:	
Parking Feat:	Private Double			Farm Features:	Fully
Heat:	Forced Air			Winterized:	
Heat Source:	Electric, Propane				
A/C:	Yes/Central Air				
Central Vac:	No				
Apx Age:	51-99				
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				
Roof:	Shingles				
Foundation:	Concrete Block				
Topography:	Partially Cleared, Terraced, Wooded/Treed				
Soil Type:					
Alternate Power:	None				
Water Name:	Gull River				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struct:	Not Applicable	Easements/Restr:	Unknown		
Water Frontage:	125.00				
Water Features:	River Access, Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Public Road	Shoreline Exposure:	North		
Shoreline:	Clean, Deep, Rocky				
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	Gull River
View:	Bridge, Park/Greenbelt, River, Trees/Woods, Water	Lot Shape:	Irregular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **What if retirement or cottage life felt more like being on vacation every day? Set on 125 feet of private riverfront with direct boating access to Shadow Lake, this spacious 4-bedroom, 2-bathroom waterfront home offers the perfect balance of cottage-country living and everyday convenience. Located on a paved municipal road, you'll enjoy easy year-round access while being just minutes from the shops, restaurants,**

and services of Norland and Coboconk. The new Summit Wellness Centre, opening this year, will bring healthcare, fitness, wellness services, and community programming even closer to home. With over 3,000 sq. ft. of living space, there's room for family and friends to gather while still providing comfortable spaces to relax and unwind. The bright main level features three bedrooms, a full bath, an open-concept kitchen, dining area, and spacious great room, all framed by expansive windows overlooking the water. Step out onto the deck and enjoy morning coffee with the river as your backdrop. The walkout lower level offers exceptional flexibility with a fourth bedroom, full bath, large office, expansive family room, and additional games or dining area, making it ideal for guests, multi-generational living, or working from home. Fireplaces on both levels add warmth and character throughout the seasons. Outside, the lifestyle truly comes to life. Swim from the clean granite shoreline, launch a paddleboard or kayak, boat to Shadow Lake, or spend the afternoon relaxing by the water. A natural sandbar, level lawn, private courtyard with chiminea, attached 2 car garage and detached garage provide the perfect combination of recreation, storage, and outdoor enjoyment. Whether you're looking for a year-round waterfront residence or a four-season retreat, this property offers the rare opportunity to enjoy waterfront living without feeling isolated, combining the comforts of home with the relaxed pace of cottage country.

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: **06/17/2026**

Rooms

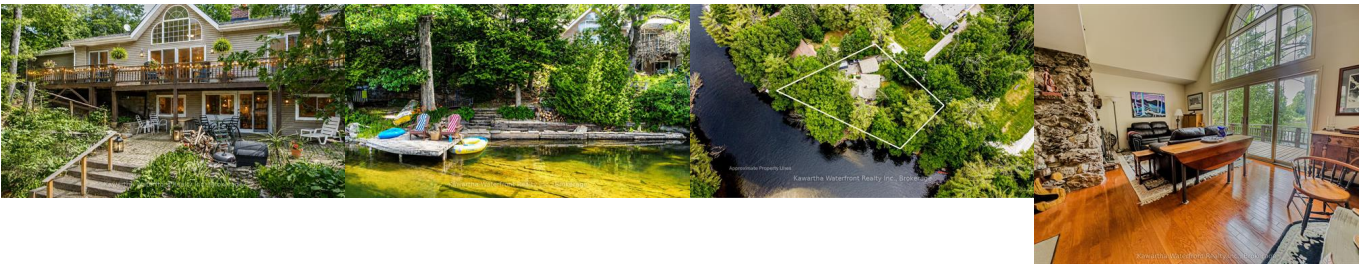
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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	4.27 M X 2.95 M	14.00 Ft x 9.67 Ft		Access To Garage, Breakfast Bar
Kitchen	Main	3.53 M X 2.89 M	11.58 Ft x 9.48 Ft		
Living Room	Main	6.83 M X 4.11 M	22.40 Ft x 13.48 Ft		
Foyer	Main	3.05 M X 2.97 M	10.00 Ft x 9.74 Ft		Floor/Ceil Fireplace
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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Approximate Property Lines



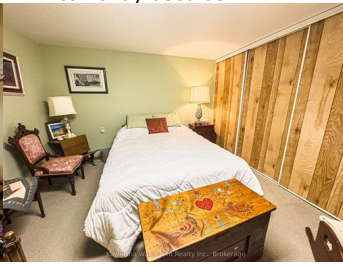
kitchen with door to double car garage attached



Primary Bed w. River Views currently used as TV RM

2nd Bedroom Main Level

3rd Bedroom Main Level

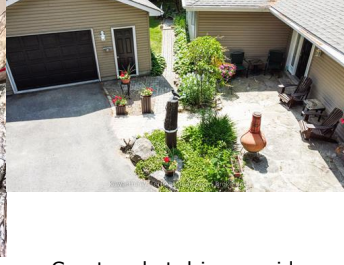


4th Bedroom Lowerlevel

Office / bedroom lower level

Main floor 4 piece bath

Lower Level 3 piece Bath



Lower Level Family Room

Lower Level Family Room

Courtyard at drive up side

Courtyard



Riverside Deck Virtually Staged

Riverside Deck

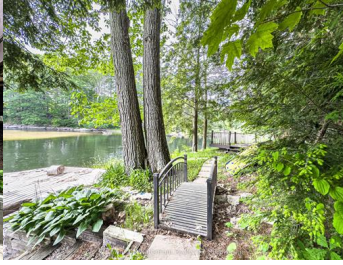
Sitting area beside the frog pond

Frog Pond



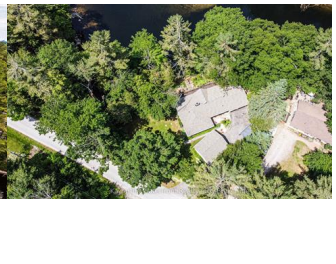
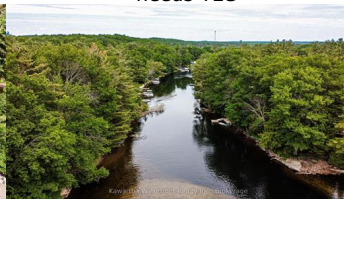
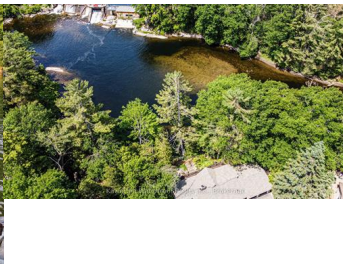
Another quiet sitting area overlooking the water

Pathway leading to waterfront

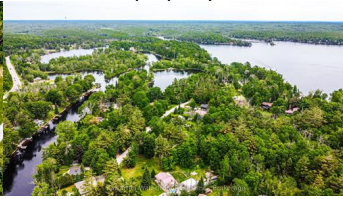


Perfect private deck space at water - needs TLC

Granite shoreline



Sand Bar directly across from property



Gull River heading to Shadow Lake



Boating access into Shadow Lake



House with detached garage beside

