



KIM ELRICK

kim@kawarthawaterfront.com

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: **\$1,199,000**

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: **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**
Lot Size Code: **Feet**
Zoning: **RR2**
Dir/Cross St: **Hwy 35 and Monck Road**

PIN #: **631130599** ARN #: **165142000128500** Contact After Exp: **No**
Holdover: **60**
Possession: **Flexible** Possession Date: **2026-06-12**

Kitch Kitch + Fam Rm: Basement:	1 (1+0) Yes Yes/Apartment, Finished W/O, Separate Entrance, Walk Out	Exterior:	Vinyl Siding, Concrete Block	Utilities:	Hydro Well
Fireplace/Stv: Fireplace Feat: Interior Feat:	Yes Wood Guest Accommodations, In-Law Suite, Primary Bedroom - Main Floor, Sewage Pump, Water Heater Owned, Water Treatment	Garage:	Yes	Water:	Drilled Well
Parking Feat:	Private Double	Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs:	Attached Garage/2.0 6.00 9.00	Water Supply Type: Water Delivery Feat:	Heatd Waterline, UV System, Water Treatment
Heat:	Forced Air	Pool:	None	Water Meter:	No
Heat Source:	Electric, Propane	Room Size:		Waterfront Feat:	River Access, Dock
A/C:	Yes/Central Air	Rural Services:	Cell Services, Internet High Speed	Waterfront Struc:	Not Applicable
Central Vac:	No	Security Feat:		Well Capacity:	
Apx Age:	51-99			Well Depth:	
Elevator:	No/			Sewers:	Septic Unknown
Laundry Lev:	Lower			Special Desig:	
Retirement:	No			Farm Features:	
Property Feat:	Lake Access, Library, Marina, School, Terraced, Waterfront			Winterized:	Fully
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				
Phys Hdcp-Eqp:	No				
Water Name:	Gull River	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Features:	River Access, Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Public Road				
Shoreline:	Clean, Deep, Rocky	Shoreline Exposure:	North		
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

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: **04/02/2026**

Rooms

MLS®#: X12949142

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		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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[25 Government Dock Road](#), Kawartha Lakes, Ontario K0M 2L0



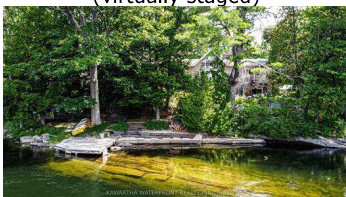
Imagine evenings on this dock (virtually staged)



Virtually Lighted



Virtually staged deck overlooking the water



View from the road



Side yard



View of pathway between detached garage & cottage



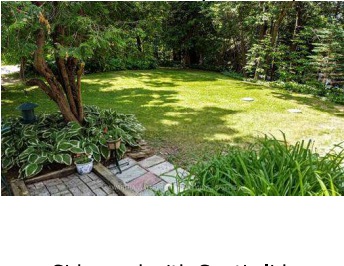
View from Driveway to side yard



Virtually Stages Side Yard



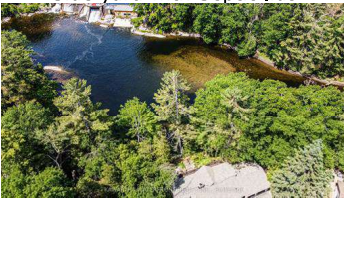
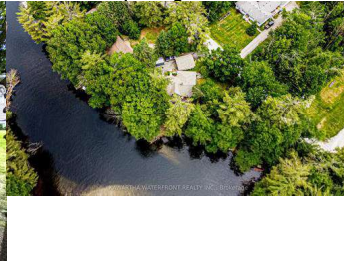
Side yard



Side yard with Septic lids



Yard looking over the water



Sand bar



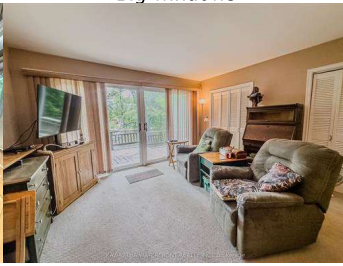
Private courtyard



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



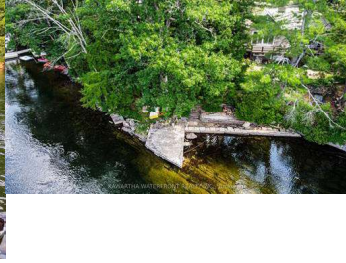
Deck at water (in need of repair)



Beautiful rock backdrop at the water



Views of the Norland Dam



River leading to Shadow Lake



Gull River leading into Shadow Lake