

Property Client Full

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

Listing

25 Government Dock Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X13874172

List Price: **\$929,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$4,644.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **1**
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: **159.88** 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** Contact After Exp: **No**
Survey Year/Type: **None**
Possession Date: **2026-11-20**

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**
Elevator: **No/**

Exterior: **Vinyl Siding, Concrete Block** Utilities: **Hydro**
Garage: **Yes** Water: **Well**
Gar/Gar Spcs: **Attached Garage/2.0** Water Supply Type: **Drilled Well**
Drive Pk Spcs: **6.00** Water Delivery Feat: **Heatd WaterIne, UV System, 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**
Security Feat: Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

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**

Water Struct: **Not Applicable**

Water Features: **River Access, Dock**

Under Contract:

Access To Property: **Public Road**

Shoreline: **Clean, Deep, Rocky**

Shoreline Road Allowance: **None**

Docking Type: **Private**

View: **Bridge, Park/Greenbelt,
River, Trees/Woods, Water**

Waterfront: **Direct**

Easements/Restr: **Unknown**

Dev Charges Paid:

Shoreline Exposure: **North**

Water View: **Direct**

Lot Shape: **Irregular**

Island YN: **No**

HST App To SP: **Included In**

Channel Name: **Gull River**

Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Summer on the water is just the beginning. At 25 Government Dock Road, autumn colours, cozy winter weekends and spring mornings make every season a reason to stay. 160 feet of private Gull River waterfront: clean granite shoreline, deep water off the dock, and a natural sandbar across that's basically a private beach. Boat easily to Shadow Lake. Swim, paddle, fish, or just watch it all go by from the riverside deck. Spend crisp fall days exploring nearby ATV and walking trails, then welcome winter with snowmobiling and cross-country skiing. After a day outdoors, settle in beside one of two fireplaces, with over 3,000 sq. ft. of finished living space to relax and gather with family and friends. Three bedrooms and an open-concept kitchen, dining and great room wrapped in waterside windows on the main level, plus a walkout lower level with a fourth bedroom, second full bath, large office and family room. Attached two-car garage plus a detached garage for the boats, sleds and toys. Level lawn. Private courtyard with a chiminea. Paved municipal road with true year-round access, minutes to Norland and Coboconk and the new Summit Wellness Centre. Discover a place where your next chapter could unfold in every season.**

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**

Exclusions: **All furniture and personal Items**

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

Prepared By: Kim Elrick, REALTOR Salesperson

Date Prepared: 10/07/2026

Rooms

MLS® #: X13874172

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Dining Room	Main	4.15 M X 2.95 M	13.62 Ft x 9.68 Ft		

Kitchen	Main	4.06 M X 2.95 M	13.32 Ft x 9.68 Ft	Access To Garage, Breakfast Bar
Living Room	Main	6.88 M X 4.22 M	22.57 Ft x 13.85 Ft	Floor/Ceil Fireplace
Foyer	Main	3.63 M X 2.87 M	11.91 Ft x 9.42 Ft	
Primary Bedroom	Main	4.19 M X 4.34 M	13.75 Ft x 14.24 Ft	
Bedroom	Main	4.27 M X 3.51 M	14.01 Ft x 11.52 Ft	
Bedroom	Main	4.27 M X 3.51 M	14.01 Ft x 11.52 Ft	
Bedroom	Lower	0.44 M X 0.24 M	1.44 Ft x .79 Ft	
Office	Lower	0.34 M X 3.41 M	1.12 Ft x 11.19 Ft	
Laundry	Lower	5.24 M X 3.2 M	17.19 Ft x 10.50 Ft	
Cold/Cant	Lower	3.08 M X 1.75 M	10.10 Ft x 5.74 Ft	
Family Room	Lower	6.83 M X 4.27 M	22.41 Ft x 14.01 Ft	
Recreation	Lower	4.57 M X 3.63 M	14.99 Ft x 11.91 Ft	Walk-Out
Furnace	Lower	2.07 M X 1.56 M	6.79 Ft x 5.12 Ft	
Other	Lower	3.57 M X 2.29 M	11.71 Ft x 7.51 Ft	
Bathroom	Main			4
Bathroom	Lower			3

Photos

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2nd Bedroom



2nd Bedroom

3rd Bedroom

3rd Bedroom

Primary Bedroom (Used as a TV room)



Main level 4 pc bath

Lower Family Room

Lower Fireplace

Lower Family Room



Lower Office/Bedroom VIRTUALLY STAGED



Lower Office/Bedroom



4th Bedroom



Lower Level



Lower Level 3 Pc Bath



Deck Overlooking water



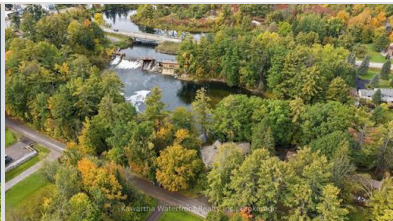
Deck Overlooking Water



Lower Patio



Lower Patio





Approximate Property Lines

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