

## Property Client Full

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

Listing

**25 Government Dock Rd Kawartha Lakes**

**Active / Residential Freehold / Detached**

**MLS®#: X12234203**

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

**New Listing**

### Kawartha Lakes/Kawartha Lakes/Somerville



Tax Amt/Yr: **\$4,644.32/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **LT 1 PL 455; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **6+0**  
Fractional Ownership: **No** BR BR+: **3(3+0)**  
Assignment: **No** Baths (F+H): **2(2+0)**  
Link: **No** SF Range: **1100-1500**  
Storeys: **1.0** SF Source:  
Lot Irreg: **Irregular** 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**  
Holdover: **90**  
Possession: **Flexible**

ARN #: **165142000128500** Contact After Exp: **No**  
Possession Date: **2025-07-31**

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **Yes**  
Basement: **Yes/Finished, Full**  
Fireplace/Stv: **Yes**  
Fireplace Feat: **Wood**  
Interior Feat: **In-Law Capability, Sewage**

Exterior: **Vinyl Siding**  
Drive: **Pvt Double**  
Garage: **Yes**  
Gar/Gar Spcs: **Attached Garage/2.0**  
Drive Pk Spcs: **6.00**  
Tot Pk Spcs: **9.00**  
Pool: **None**

Utilities: **No Gas, Hydro, No Sewers, Cable, Telephone**  
Water: **Well**  
Water Sup Type: **Drilled Well**  
Water Supply: **Heatd Waterline, UV System**

Heat: **Electric, Forced Air**  
A/C: **Yes/Central Air**  
Central Vac: **No**  
Apx Age: **51-99**  
POTL/Mnth Fee: **No**  
Elevator: **No/None**  
Retirement: **No**  
Property Feat: **Beach, Golf, Grnbelt/Conserv, Lake Access, Place of Worship, School**

Room Size: **No**  
Energy Cert: **No**  
Green PIS: **No**  
Rural Services: **Garbage Pickup, Internet High Speed, Recycling Pckup**

Water Meter: **No**  
Waterfront Feat: **Dock**  
Waterfront Struc: **Well Capacity:**  
Well Depth: **Well Depth:**  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized: **Fully**

Exterior Feat: **Deck, Fishing, Landscaped, Patio, Recreational Area, Year Round Living**  
Roof: **Asphalt Shingle**  
Foundation: **Concrete Block**  
Soil Type:  
Alternate Power: **None**  
Water Name: **Gull River**  
Waterfront Y/N: **Yes**  
Water Struct: **Dock**  
Water Features: **Dock**  
Under Contract:  
Access To Property: **Municipal Road**  
Shoreline: **Clean, Deep, Rocky**  
Shoreline Road Allowance: **None**  
Docking Type: **Private**  
View: **River, Trees/Woods, Water**

Security Feat:

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

Waterfront Frontage (M): **48.60**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **North**

Water View: **Direct**  
Lot Shape: **Irregular**

Channel Name:  
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Tucked along the rivers edge, right where the water rushes over the dam, this cottage/home captures the true essence of cottage country living. The steady roar of the falls becomes the soundtrack to your days, creating a peaceful rhythm that blends perfectly with the natural surroundings. This property boasts large living space to accomodate the whole family and all your friends, with a main level boasting 3 bedrooms, full bath and an open concept great room dining room and kitchen. A welcoming lower level, perfect for visiting family, overnight guests, or even a cozy in-law suite. The generous, flat lawn is perfect for horseshoes, family barbecues, and various activities. The courtyard offers a serene escape from the water, making it an excellent spot to enjoy a good book or gather around the chiminea during the cool autumn evenings. Best of all, there is 160 feet of private waterfront on the Gull River, flanked by granite bottom and**

deep waters. Swim across the river to the natural sandbar for sunny afternoons of family fun and laughter. With direct boat access to Shadow Lake, your summer adventures are limitless, waterskiing, tubing, or a quiet paddle at sunset. It's like having your very own lazy river right at the dock grab a floaty, kick back, and drift downstream without a care in the world. Some additional key features include Large lower level family room and dining / games room space, Wood burning fireplace on both levels, a spacious cold cellar, a storage room, a versatile laundry room with space to add a kitchen and more! Ask for the link to the Storybook for more!

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

Prepared By: **KIM ELRICK, REALTOR** Salesperson

Date Prepared: 06/19/2025

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		
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		
Primary Bedroom	Main	4.34 M X 4.21 M	14.23 Ft x 13.81 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		
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 0.91 M	4.88 Ft x 2.98 Ft		
Cold/Cant	Lower	3.05 M X 1.73 M	10.00 Ft x 5.67 Ft		
Recreation	Lower	3.91 M X 3.61 M	12.82 Ft x 11.84 Ft		
Family 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		
Bedroom	Lower	4.16 M X 3.45 M	13.64 Ft x 11.31 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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Courtyard





Courtyard



Main Den/Primary Bedroom



Main



Main



Lower



Lower



Main 4 Piece Bath



Lower 3 Piece Bath



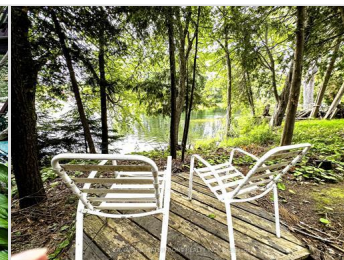
Lower with Wood Fireplace



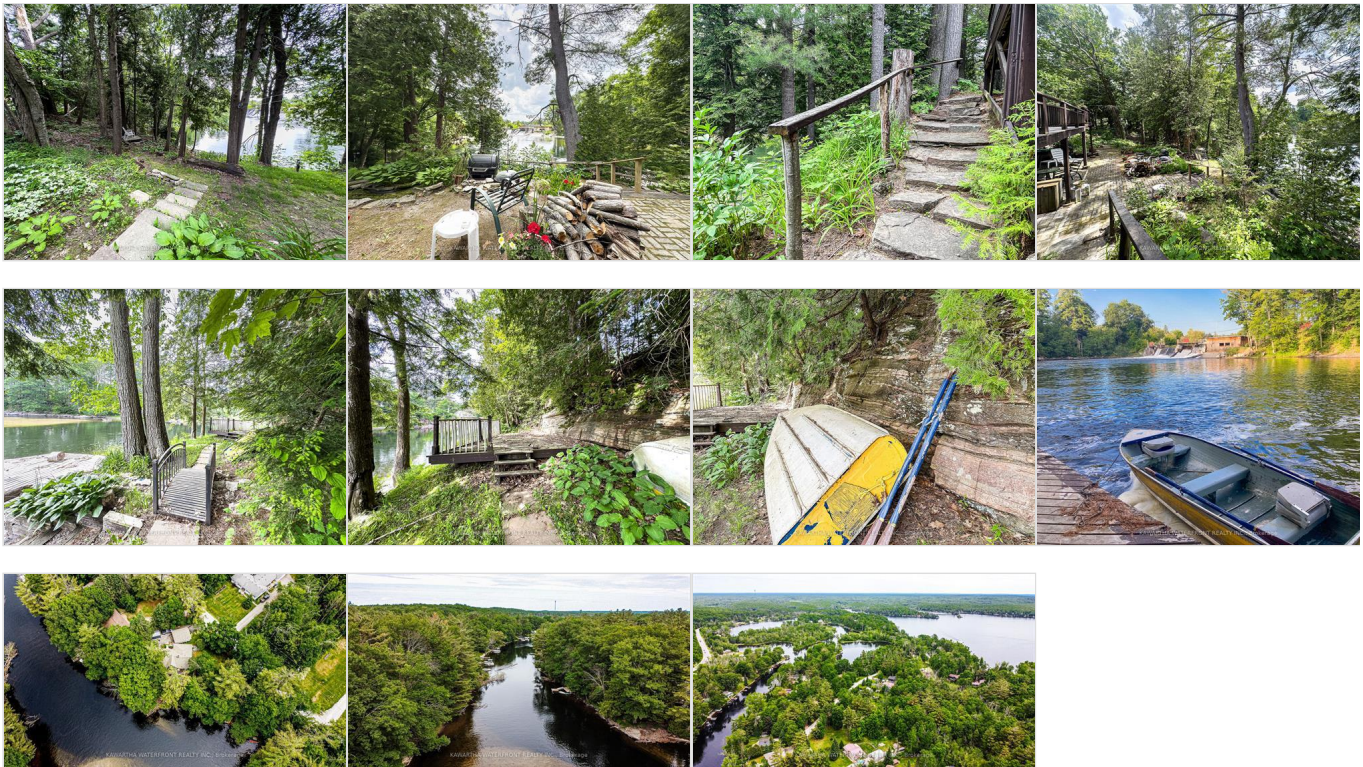
Lower Family Room



Frog Pond







Gull River heading to Shadow Lake                      Shadow Lake

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