

Property Client Full

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

Listing

25 Government Dock Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS® #: X13720142

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	6
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**
Possession Date: **2026-09-24**

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**
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**

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: **No**
Energy Cert: **No**
Green PIS: **No**
Rural Services: **Cell Services, Internet High Speed**
Security Feat:

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

Soil Type:
Alternate Power: **None**
Water Name: **Gull River**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Frontage: **4.06**
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**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **North**

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

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

Remarks/Directions

Client Rmks: **Here, waterfront living doesn't end when summer does. Set on 160 ft. of private Gull River waterfront with direct boating access to Shadow Lake, this spacious 4-bedroom, 2-bathroom home offers four-season cottage-country living without giving up everyday convenience. Swim, paddle, boat or simply relax by the water in summer, while nearby ATV and snowmobile trail networks offer even more ways to enjoy cottage country through fall and winter. With over 3,000 sq. ft. of living space, there is plenty of room for family and friends. The bright main level features three bedrooms, a full bath and an open-concept kitchen, dining and great room framed by expansive waterside windows. Step outside to the deck for morning coffee overlooking the river. The finished walkout lower level offers a fourth bedroom, full bath, large office, spacious family room and additional games or dining area-ideal for guests, extended family or working from home. Fireplaces on both levels add warmth and character year-round. Wander down the hall past the bath to the laundry room, and the large cold cellar. Outside, enjoy a clean granite shoreline, natural sandbar, level lawn, riverside deck and private courtyard with chiminea. An attached 2-car garage plus detached garage provide excellent storage for vehicles, watercraft and recreational toys. Located on a paved municipal road with easy year-round access, you're just minutes from Norland and Coboconk for groceries, restaurants and services, with the new Summit Wellness Centre. Whether as a full-time waterfront home or four-season retreat, this is a property designed to enjoy cottage country 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**

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

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

Date Prepared: **09/02/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	4.27 M X 2.95 M	14.01 Ft x 9.68 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	22.41 Ft x 13.48 Ft		Floor/Ceil Fireplace
Foyer	Main	3.05 M X 2.97 M	10.01 Ft x 9.74 Ft		
Primary Bedroom	Main	4.34 M X 2.41 M	14.24 Ft x 7.91 Ft		
Bedroom	Main	4.19 M X 3.51 M	13.75 Ft x 11.52 Ft		
Bedroom	Main	4.27 M X 3.45 M	14.01 Ft x 11.32 Ft		
Bedroom	Lower	4.16 M X 3.45 M	13.65 Ft x 11.32 Ft		
Other	Lower	4.8 M X 2.31 M	15.75 Ft x 7.58 Ft		
Laundry	Lower	5.11 M X 3.05 M	16.77 Ft x 10.01 Ft		
Other	Lower	1.49 M X 0.19 M	4.89 Ft x .62 Ft		
Cold/Cant	Lower	3.05 M X 1.73 M	10.01 Ft x 5.68 Ft		
Dining Room	Lower	3.91 M X 3.61 M	12.83 Ft x 11.84 Ft		Walk-Out
Living Room	Lower	6.78 M X 4.19 M	22.24 Ft x 13.75 Ft		
Office	Lower	5.33 M X 2.79 M	17.49 Ft x 9.15 Ft		
Furnace	Lower	2.81 M X 2.51 M	9.22 Ft x 8.23 Ft		
Bathroom	Main			4	
Bathroom	Lower			3	

Photos

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Drive up Detached & Attached garage and courtyard



River Side



Riverside Deck Virtually Staged



Courtyard



Great room with a view and a wood burning fireplace





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/bonus space



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



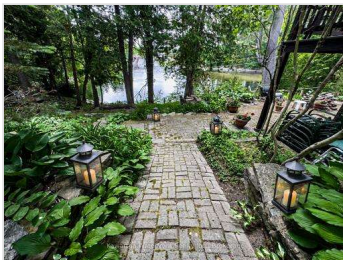
Sitting area beside frog pond (virtually staged)



Frog Pond



Another quiet sitting area overlooking the water



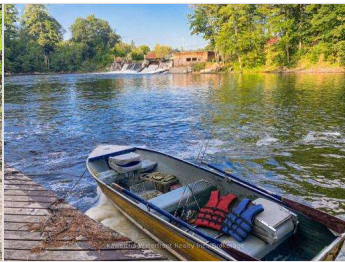
Pathway leading to waterfront



Perfect private deck space at waterfront - 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



Large Side Yard



Large Side yard



Large Side Yard



Approximate Property Lines