

Property Client Full

26 Greenwood Crescent, Kawartha Lakes, Ontario K0M 1T0

Listing

26 Greenwood Cres Kawartha Lakes
Active / Residential Freehold / Detached

MLS® #: X13021586
List Price: \$999,000

New Listing



Kawartha Lakes/Kawartha Lakes/Carden

Tax Amt/Yr: **\$4,385.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 62 PL 508 CITY OF KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **12+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **80.00** Fronting On: **E**
 Lot Depth: **202.00**
 Lot Size Code: **Feet**
 Zoning: **RR3**
 Dir/Cross St: **County Rd 48/Bolsover Road**

PIN #: **631700293** ARN #: **165116005003567** Contact After Exp: **No**
 Holdover: **90**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0) Basement: No Fireplace/Stv: Yes/Finished, Full Interior Feat: No Parking Feat: Water Treatment Heat: Private Double Heat Source: Forced Air, Heat Pump A/C: Electric Central Vac: Yes/Central Air Apx Age: No Laundry Lev: 31-50 Property Feat: Main Exterior Feat: Golf, Lake/Pond, School Bus Route Roof: Deck, Patio Foundation: Metal Topography: Concrete Block Soil Type: Level Alternate Power: None Water Name: Canal Lake Waterfront Y/N: Yes Water Struct: Not Applicable Water Features: Trent System Under Contract: Hot Water Tank-Electric Access To Property: Yr Rnd Municipal Rd Shoreline: Clean Shoreline Road Allowance: None Docking Type: Private View: Lake	Exterior: Stone, Vinyl Siding Garage: Yes Gar/Gar Spcs: Attached Garage/2.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 8.00 Pool: None Room Size: Rural Services: Garbage Pickup, Internet High Speed, Underground Wiring Security Feat:	Utilities: No Gas, Hydro, No Sewers, No Cable Municipal Water: Water Supply Type: Water Delivery Feat: Water Treatment Water Meter: Waterfront Feat: Trent System Waterfront Struc: Not Applicable Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully
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Waterfront: **Direct** Island YN: **No**
 Easements/Restr: **Unknown**
 Dev Charges Paid: HST App To SP: **Not Subject to HST**
 Shoreline Exposure: **East**
 Water View: **Direct** Channel Name:
 Lot Shape: **Rectangular** Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: This comprehensively updated and immaculately maintained lake house offers all that is great about waterfront living while residing within easy commuting distance to the northern GTA. Located in the friendly community of Western Trent on the desirable south-western shore of Canal Lake, the property provides 80 ft of waterfront on a level lot with lovely vistas to the opposite shore. Canal Lake is part of the Trent-Severn Waterway and benefits from stable water levels, an important consideration when flooding and droughts are increasingly common. The home features over 2,200 sq ft of living space including the fully finished basement, and has a brand new feel owing to the long list of recent renovations including all new stone and vinyl siding, metal roof, and a new double attached drive-through garage with a paved driveway. Interior renovations include a new kitchen and appliances, new flooring, ceilings, crown molding, California shutters, and a new sliding door that leads to a rebuilt multi-level deck and patio. The home is exceptionally energy efficient with upgraded insulation and a newer (2018) heat pump and electric furnace. Both the roadside and waterside yards have been professionally landscaped, and mature trees along the lot lines ensure excellent privacy. The living is easy here as the municipality provides the water supply, weekly garbage collection and timely snow clearing along paved Greenwood Crescent. Canal Lake has excellent fishing, and one can access the entire Trent-Severn waterway from the dock. The Western Trent Golf Course is a two-minute drive away. There is a lengthy list of inclusions as a bonus.

Inclusions: Refrigerator, stove, dishwasher, microwave, washer, dryer, window coverings, dock, Generac portable generator with transfer switch, white entertainment cabinet in main floor Living Room with Napoleon electric fireplace and TV with wall mount, pool table, Napoleon electric fireplace and TV in Rec Room, gym

equipment and fridge and freezer in basement, canoe and paddles, Dot patio set (2023), deck box, snowblower and yard tools.

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **04/20/2026**

Rooms

MLS® #: X13021586

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.41 M X 3.28 M	17.74 Ft x 10.76 Ft		
Dining Room	Main	5.41 M X 2.82 M	17.74 Ft x 9.25 Ft		
Kitchen	Main	3.71 M X 2.82 M	12.17 Ft x 9.25 Ft		
Primary Bedroom	Main	3.76 M X 3.53 M	12.33 Ft x 11.58 Ft		
Bedroom	Main	3.25 M X 3.2 M	10.66 Ft x 10.49 Ft		
Bedroom	Main	3.96 M X 2.92 M	12.99 Ft x 9.58 Ft		
Laundry	Main	2.74 M X 1.42 M	8.98 Ft x 4.65 Ft		
Recreation	Basement	11.58 M X 6.76 M	37.99 Ft x 22.17 Ft		
Exercise Room	Basement	4.32 M X 3.89 M	14.17 Ft x 12.76 Ft		
Utility Room	Basement	5.64 M X 4.32 M	18.50 Ft x 14.17 Ft		
Bathroom	Main			1	
Bathroom	Basement			3	

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