

**Property Client Full**

**261 Shadow Lake 4 Road, Kawartha Lakes, Ontario K0M 1K0**

Listing

**261 Shadow Lake 4 Rd Kawartha Lakes**

**Active / Residential Freehold / Detached**

**MLS®#: X13237528**

**List Price: \$599,000**

**New Listing**



**Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford**

Tax Amt/Yr: **\$3,915.82/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 73 CON FRONT RANGE SOMERVILLE AS IN R199409 EXCEPT THE EASEMENT THEREIN; KAWARTHA LAKES**

Style: **Sidesplit** Rooms Rooms+: **7+0**  
 Fractional Ownership: **No** BR BR+: **2(2+0)**  
 Assignment: **No** Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **1100-1500**  
 Storeys: SF Source: **MPAC**  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **165.00** Fronting On: **E**  
 Lot Depth: **133.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **LSR**  
 Dir/Cross St: **Baseline and Shadow Lake Rd 4**

PIN #: **631201287**  
 Holdover: **90**  
 Possession: **Flexible**

ARN #: **165131004018400**  
 Possession Date: **2026-06-30**

Contact After Exp: **No**  
 Survey Year/Type: **1987/Available**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **/None**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Wood Stove**  
 Interior Feat: **Generator - Full**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **Yes/Central Air**  
 Central Vac: **No**  
 Apx Age: **51-99**  
 POTL/Mnth Fee: **No**  
 Elevator: **No/**  
 Laundry Lev: **Main**  
 Property Feat:  
 Exterior Feat: **Awnings, Patio**  
 Roof: **Metal**  
 Foundation: **Block, Piers**  
 Soil Type:  
 Alternate Power: **Generator - wired**  
 Water Name: **Shadow Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Frontage: **140.00**  
 Water Features: **Dock**  
 Under Contract: **Propane Tank**  
 Access To Property: **Yr Rnd Private Rd**  
 Shoreline: **Natural**  
 Shoreline Road Allowance: **None**  
 Docking Type: **Private**  
 View: **Lake**

Exterior: **Vinyl Siding**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **6.00**  
 Tot Pk Spcs: **0.00**  
 Pool: **None**  
 Room Size:  
 Energy Cert: **Yes**  
 Green PIS: **Yes**  
 Rural Services:  
 Security Feat:

Water: **Well**  
 Water Supply Type: **Drilled Well**  
 Water Meter:  
 Waterfront Feat: **Dock**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity:  
 Well Depth: **90.00**  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

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

Island YN: **No**

Dev Charges Paid:  
 Shoreline Exposure: **South West**

HST App To SP: **Included In**

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

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

Remarks/Directions

Client Rmks: **Welcome to your own private slice of Shadow Lake paradise. Nestled in a peaceful, natural setting with coveted west-facing views, this cozy 2-bedroom, 1-bath four-season cottage offers the perfect blend of waterfront living and year-round comfort. Boasting an impressive 140 feet of frontage on Shadow Lake and the creek that gently flows past, this property is truly a nature lover's haven. Enjoy the sights and sounds of wildlife right at your doorstep, from birds and turtles to passing deer and unforgettable sunsets. Inside, the cottage is warm, inviting, and designed for relaxed lakeside living in every season. Summers are filled**

with endless boating, swimming, fishing, and sunny days on the water, while winters transform the property into a magical snowy retreat perfect for cozy evenings and outdoor adventure. Whether you're searching for a peaceful getaway or a full-time waterfront home, this special property captures the beauty and lifestyle that make Shadow Lake so sought after. Key features and important property details include a metal roof, forced air propane furnace, updated electrical panel (2019), central air conditioning (2020), and a 24 kW whole-home Generac generator with automatic transfer switch (2022), providing enhanced comfort, reliability, and peace of mind.

Inclusions: **Fridge/Stove/Built-in Microwave /Washer/Dryer/Windowcoverings/Canoe/Catio(if buyer wants), farm spreader**

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

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

Date Prepared: **06/03/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Great Room	Main	6.5 M X 6.01 M	21.32 Ft x 19.71 Ft		
Kitchen	Main	5.94 M X 3.25 M	19.48 Ft x 10.66 Ft		
Living Room	Main	5.94 M X 3.96 M	19.48 Ft x 12.99 Ft		
Primary Bedroom	Main	5.08 M X 3.05 M	16.66 Ft x 10.00 Ft		
Bedroom	Main	2.64 M X 2.89 M	8.66 Ft x 9.48 Ft		
Laundry	Main	1.98 M X 1.7 M	6.49 Ft x 5.57 Ft		
Bathroom				4	

Photos

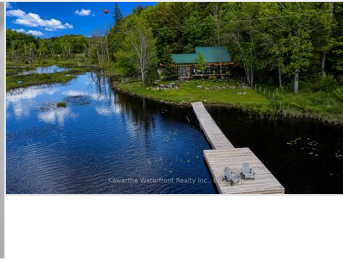
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Sunsets Everyday





Winter on Shadow Lake

Boat from Norland to Coboconk

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