

Property Client Full

31 Buck Lane, Kawartha Lakes, Ontario K0M 1K0

Listing

31 Buck Lane Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X13699154**

List Price: **\$1,139,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: **\$5,831.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 58 CON FRONT RANGE SOMERVILLE PT 1, 57R6001 & PT 4, 57R5291; S/T & T/W R289060; S/T DEBTS IN R145071; S/T BENEFICIARIES INTEREST IN R144154; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: **BR BR+: 2(2+0)**
 Assignment: **Baths (F+H): 1(0+1)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **Assessor**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **420.00** Fronting On: **W**
 Lot Depth: **205.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **LSR**
 Dir/Cross St: **Hwy 35 and County Road 42**

PIN #: **631200139** ARN #: **165131005052200** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **1990/Boundary Onl**
 Possession: **Flexible** Possession Date:

Kitch Kitch +	1 (1+0)	Exterior:	Wood	Utilities:	Hydro
Fam Rm:	No	Garage:	No	Water:	Other
Basement:	/None	Gar/Gar Spcs:	None/0.0	Water Supply Type:	Lake/River
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Water Meter:	
Fireplace Feat:	Living Room, Wood	Tot Pk Spcs:	5.00	Waterfront Feat:	Dock
Interior Feat:	Water Heater Owned	Pool:	None	Waterfront Struc:	Not Applicable
Parking Feat:	Circular Drive, Private	Room Size:		Well Capacity:	
Heat:	Forced Air	Rural Services:	Garbage Pickup	Well Depth:	
Heat Source:	Propane	Security Feat:		Sewers:	Septic
A/C:	/None			Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Apx Age:	51-99			Winterized:	No
Property Feat:	Lake/Pond				
Exterior Feat:	Deck, Porch Enclosed, Seasonal Living				
Roof:	Asphalt Shingle				
Foundation:	Stone				
Topography:	Sloping				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Shadow Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Right of Way		
Water Struct:	Not Applicable				
Water Frontage:	128.00				
Water Features:	Dock				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road				
Shoreline:	Deep, Natural	Shoreline Exposure:	West		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **This magnificent Shadow Lake property has never before come to market and has a multitude of features desired by most waterfront buyers. The property is immensely private with 420 feet of waterfront on a 1.7 acre point lot. Its west-facing aspect provides stunning sunset vistas through two offshore islands that also keeps boat traffic at a distance and enhances privacy. The granite shoreline is deep and swimming is excellent off the year-round concrete dock which is accessed from stamped concrete steps from the cottage. The two bedroom cottage is spacious with almost 1,200 sq ft of living area and has been scrupulously maintained to retain its vintage charm. Highlights include gorgeous stonework on the wood burning fireplace and in the two sunrooms, and lovely windows and doors. The waterside deck is perfect for taking in the aesthetic and low-maintenance surroundings highlighted by smooth granite outcroppings carpeted with emerald green moss. The cottage is not fully winterized but does have a forced-air propane furnace to provide heat in the shoulder seasons. The property's location at the quiet and protected southern end of Shadow Lake is ideal for watersport enthusiasts, with the main body of Shadow Lake opening up to the north perfect for motorized sports, while the quieter and exceptionally beautiful Gull River/Silver Lake section to the south provides wonderful paddling opportunities. Services in Cobocnk are less than a 10 minute drive away. This exceptional property will appeal to those longing to re-acquaint**

themselves with the wonders of nature, while providing many options for future enhancement without fear of hitting a valuation ceiling.

Inclusions: **All appliances, furniture and furnishings as viewed, except where excluded. Aluminum dock.**

Listing Contracted With: **Kawartha Waterfront Realty Inc. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **08/21/2026**

Rooms

MLS® #: X13699154

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	7.11 M X 4.8 M	23.33 Ft x 15.75 Ft		
Kitchen	Main	3.51 M X 2.9 M	11.52 Ft x 9.51 Ft		
Dining Room	Main	4.37 M X 3 M	14.34 Ft x 9.84 Ft		
Sunroom	Main	4.78 M X 2.44 M	15.68 Ft x 8.01 Ft		
Bedroom	Main	3.2 M X 2.9 M	10.50 Ft x 9.51 Ft		
Bedroom	Main	3.66 M X 3.61 M	12.01 Ft x 11.84 Ft		
Sunroom	Main	4.27 M X 2.23 M	14.01 Ft x 7.32 Ft		
Bathroom				2	

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