

Property Client Full

32 Shadow Lake Road 2 Road, Kawartha Lakes, Ontario K0M 2L0

Listing

32 Shadow Lake Road 2 Rd Kawartha Lakes
Active / Residential Freehold / Detached

MLS®#: X13437544
 List Price: **\$1,399,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$5,973.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 Legal Desc: **PT LT 75 CON FRONT RANGE SOMERVILLE AS IN R307400; S/T & T/W R307400; KAWARTHA LAKES. PT LT 74-75 CON FRONT RANGE SOMERVILLE PT 2, 3 & 5, 57R8699; S/T & T/W R398836; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **9+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **2 - 4.99**
 Lot Front: **110.00** Fronting On: **W**
 Lot Depth: **546.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **LSR**
 Dir/Cross St: **Highway 35 and County Road 45 (Monck Road)**

PIN #: **631201043** ARN #: **165131004023200** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **1981/Boundary Onl**
 Possession: **Flexible** Possession Date:

Kitch Kitch + 1 (1+0) Fam Rm: No Basement: Yes/Unfinished Fireplace/Stv: No Interior Feat: Generator - Full, Water Heater Owned, Water Treatment Parking Feat: Private Heat: Forced Air Heat Source: Propane A/C: Yes/Central Air Central Vac: No Apx Age: 51-99 Property Feat: Beach, Lake/Pond, Waterfront Exterior Feat: Deck Roof: Metal Foundation: Poured Concrete Topography: Level Soil Type: Alternate Power: Generator - wired Water Name: Shadow Lake Waterfront Y/N: Yes Water Struct: Bunkie Water Frontage: 34.00 Water Features: Dock Under Contract: Propane Tank Access To Property: Yr Rnd Private Rd Shoreline: Sandy Shoreline Road Allowance: None Docking Type: Private View: Lake	Exterior: Vinyl Siding Garage: Yes Gar/Gar Spcs: Detached Garage/2.0 Drive Pk Spcs: 9.00 Tot Pk Spcs: 10.00 Pool: None Room Size: Rural Services: Garbage Pickup Security Feat: Waterfront: Direct Easements/Restr: Right of Way Dev Charges Paid: Shoreline Exposure: West Water View: Direct Lot Shape: Irregular	Water: Well Water Supply Type: Drilled Well Water Delivery Feat: UV System, Water Treatment Water Meter: Waterfront Feat: Dock Waterfront Struc: Bunkie Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse
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Remarks/Directions

Client Rmks: **This unique waterfront property on Shadow Lake features a virtually new home on a large 2.5 acre lot along with a 40' x 60' Quonset for all your storage needs. In 2021 the home was raised and a new poured concrete basement was installed. The interior was gutted and updated with all new wiring and insulation, and the ceiling in the main living area was raised. The interior is now completely modern and bright with a stunning kitchen that opens to a dining and living area that features floor-to-ceiling windows that provide lovely vistas of the waterfront and opposite shore. Other enhancements include an all new water filtration, UV and reverse osmosis system, new propane water heater, newer furnace, heated floors in the foyer and bathroom, and a Generac generator. The 110 ft of waterfront is north-west facing with wade-in sandy shoreline and armour stone to prevent erosion. The waterside section of the lot also has a garage/workshop with a carport and an insulated bunkie with bunk beds. All principle buildings have metal roofs. The Quonset is a tremendous asset for those with plenty of recreational or business equipment and is located in the section of the lot across Shadow Lake Road 2. There is plenty of open area in this section suitable for camping or other activities, and there is a shed with a toilet for convenience. This property is being sold turn-key, with all appliances and almost all furniture and furnishings included, as well as the pontoon boat with a 40 hp outboard.**

Inclusions: **All furniture, furnishings, appliances and window coverings as viewed in house and bunkie except where detailed in exclusions, Generac generator, dock, pontoon boat with 40 hp outboard, compressor in Quonset, 2 pedal boats canoe.**

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **06/15/2026**

Rooms

MLS® #: X13437544

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	7.06 M X 3.47 M	23.16 Ft x 11.38 Ft		
Dining Room	Main	5.25 M X 3.73 M	17.22 Ft x 12.23 Ft		
Kitchen	Main	4.15 M X 6.74 M	13.61 Ft x 22.11 Ft		
Primary Bedroom	Main	2.69 M X 4.22 M	8.82 Ft x 13.84 Ft		
Bedroom	Main	2.84 M X 2.95 M	9.31 Ft x 9.67 Ft		
Bedroom	Main	2.8 M X 3.42 M	9.18 Ft x 11.22 Ft		
Foyer	Main	3.04 M X 1.99 M	9.97 Ft x 6.52 Ft		
Laundry	Main	1.67 M X 3.56 M	5.47 Ft x 11.67 Ft		
Bathroom	Main			4	

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