

Property Client Full

3534 Monck Road, Kawartha Lakes, Ontario K0M 2L0

Listing

3534 Monck Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X13519718**

List Price: **\$669,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$3,480.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT D CON A SOMERVILLE AS IN R298899 CITY OF KAWARTHA LAKES; PT SHORE RDAL SOMERVILLE ALONG THE GULL RIVER PART 1 ON 57R10667 CITY OF KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Stores: **1.0** SF Source: **MPAC**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **74.00** Fronting On: **S**
 Lot Depth: **288.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RR3**
 Dir/Cross St: **Highway 35 and County Road 45 (Monck Road)**

PIN #:	631200665	ARN #:	165131004029900	Contact After Exp:	No
Holdover:	90	Possession Date:		Survey Year/Type:	None
Possession:	Flexible				
Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Water:	Other
Fam Rm:	No	Garage:	No	Water Supply Type:	
Basement:	Yes/Partial Basement, Unfinished	Gar/Gar Spcs:	None/0.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	10.00	Waterfront Feat:	Boathouse, Dock
Fireplace Feat:	Fireplace Insert	Tot Pk Spcs:	10.00	Waterfront Struc:	Dry Boathouse-Single
Interior Feat:	Carpet Free, Sump Pump, Water Heater Owned	Pool:	None	Well Capacity:	
Parking Feat:	Private	Room Size:		Well Depth:	
Heat:	Forced Air	Rural Services:	Garbage Pickup	Sewers:	Septic
Heat Source:	Propane	Security Feat:		Special Desig:	Unknown
A/C:	Yes/Central Air			Farm Features:	
Central Vac:	No			Winterized:	Fully
Apx Age:	51-99				
Laundry Lev:	Lower				
Property Feat:	Golf, Lake Access, River/Stream, School Bus Route				
Exterior Feat:	Deck				
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Topography:	Level				
Soil Type:					
Alternate Power:	None				
Water Name:	Gull River				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struc:	Dry Boathouse-Single	Easements/Restr:	Unknown		
Water Frontage:	22.00				
Water Features:	Boathouse, Dock				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Municipal Road	Shoreline Exposure:	South		
Shoreline:	Deep, Sandy				
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	River	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **This 3 bedroom year-round home or cottage on the Shadow Lake System has a multitude of features desired by most waterfront buyers. The large 0.64 acre lot is south facing and features 74 ft of dive-off-the dock weed-free swimming in the the famously clear and gently flowing Gull River. The back yard is large and level, with plenty of open lawn for outdoor activities. The cottage is sited close to the water and the wall-to-wall windows in the main living area provide spectacular views. Recent (2024) upgrades include new flooring and interior paint throughout, quartz counters, and a renovated bathroom. Other enhancements include a newer propane furnace and a/c, newer windows, and an air-tight wood-burning fireplace. The Primary is very spacious and has a walk-out to a glass railing deck overlooking the river. The basement features a marine-rail boat house, a sauna and the utility room. The floating dock is low-maintenance and stays in the water year-round. Recreational opportunities abound as Shadow Lake is a short boat ride down the river, a golf course is a 6 minute drive away, and there is easy access to an extensive network of ATV and snowmobile trails. The property is accessed by a paved municipal road and**

services and restaurants in Norland and Coboconk are within a short drive. The property is being sold turn-key with almost all furniture and furnishings included, and a short closing is possible.

Inclusions: **All appliances, window coverings, light fixtures, furniture and most furnishings, dock.**

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

Prepared By: BRENDA CARROLL, Administrator

Date Prepared: 07/03/2026

Rooms

MLS® #: X13519718

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.49 M X 3.38 M	18.01 Ft x 11.09 Ft		
Dining Room	Main	5.49 M X 2.23 M	18.01 Ft x 7.32 Ft		
Kitchen	Main	3.66 M X 1.83 M	12.01 Ft x 6.00 Ft		
Foyer	Main	2.08 M X 1.73 M	6.82 Ft x 5.68 Ft		
Primary Bedroom	Main	5.79 M X 3.35 M	19.00 Ft x 10.99 Ft		
Bedroom	Main	3.66 M X 2.44 M	12.01 Ft x 8.01 Ft		
Bedroom	Main	3.4 M X 2.9 M	11.15 Ft x 9.51 Ft		
Bathroom	Main			3	

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