

Property Client Full

3534 Monck Road, Kawartha Lakes, Ontario K0M 2L0

Listing

3534 Monck Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS® #: **X13128238**

List Price: **\$698,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$3,480.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 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
Storeys: 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		Survey Year/Type: None
Possession: Flexible	Possession Date:	

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Vinyl Siding	Water: Other
Basement: Yes/Partial Basement, Unfinished	Garage: No	Water Supply Type:
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace Feat: Fireplace Insert	Drive Pk Spcs: 10.00	Waterfront Feat: Boathouse, Dock
Interior Feat: Carpet Free, Sump Pump, Water Heater Owned	Tot Pk Spcs: 10.00	Waterfront Struc: Dry Boathouse-Single
Parking Feat: Private	Pool: None	Well Capacity:
Heat: Forced Air	Room Size:	Well Depth:
Heat Source: Propane	Rural Services: Garbage Pickup	Sewers: Septic
A/C: Yes/Central Air	Security Feat:	Special Desig: Unknown
Central Vac: No		Farm Features:
Apx Age: 51-99		Winterized: Fully
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 Struct: Dry Boathouse-Single	Easements/Restr: Unknown	
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: Deep, Sandy	Shoreline Exposure: South	
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 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, washing machine, 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.

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

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

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 05/14/2026

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