

Property Client Full

388 North Shore Road, Kawartha Lakes, Ontario K0M 2B0

Listing

**388 North Shore Rd Kawartha Lakes**

**Active / Residential Freehold / Detached**

MLS® #: **X13506860**

List Price: **\$939,000**

New Listing

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



Tax Amt/Yr: **\$4,174.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **3**  
 Legal Desc: **LT 2 PL 388; PT RDAL DIGBY ALONG THE NORTHERLY SHORE OF HEAD LAKE, CLOSED BY R155206, AS IN R423263 CITY OF KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **9+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **2(2+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source: **MPAC**  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **160.00** Fronting On: **E**  
 Lot Depth: **341.89** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **LSR**  
 Dir/Cross St: **Monck Rd and Digby Laxton Boundary Road**

PIN #: **631030147**  
 Holdover: **90**  
 Possession: **Flexible**

ARN #: **165142000236100**  
 Possession Date:

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

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **No**  
 Basement: **/None**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Wood Stove**  
 Interior Feat: **Generator - Full, Water Treatment**  
 Heat: **Heat Pump**  
 Heat Source: **Electric**  
 A/C: **Yes/Central Air**  
 Central Vac: **No**  
 Laundry Lev: **Main**  
 Retirement: **No**  
 Property Feat: **Level, Waterfront, Wooded/Treed**  
 Exterior Feat: **Backs On Green Belt, Year Round Living**  
 Roof: **Shingles**  
 Foundation: **Block, Piers**  
 Soil Type: **Sandy**  
 Alternate Power: **Generator - wired**  
 Phys Hdcp-Eqp: **No**  
 Water Name: **Head Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Frontage: **160.00**  
 Water Features: **Dock**  
 Under Contract:  
 Access To Property: **Yr Rnd Municipal Rd, Yr Rnd Private Rd**  
 Shoreline: **Natural, Sandy**  
 Shoreline Road Allowance: **Owned**  
 Docking Type: **Private**  
 View: **Lake**

Exterior: **Wood**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **10.00**  
 Tot Pk Spcs: **10.00**  
 Pool: **None**  
 Room Size:  
 Energy Cert: **No**  
 Green PIS: **No**  
 Rural Services:  
 Security Feat:  
 Waterfront: **Direct**  
 Easements/Restr: **Unknown**

Water: **Well**  
 Water Supply Type: **Drilled Well**  
 Water Delivery Feat: **UV System, Water Treatment**  
 Water Meter:  
 Waterfront Feat: **Dock**  
 Waterfront Struct: **Not Applicable**  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

Dev Charges Paid:  
 HST App To SP: **Included In**  
 Shoreline Exposure:  
 Water View: **Direct, Unobstructive**  
 Lot Shape: **Irregular**  
 Channel Name:  
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **In front of you, the crystal-clear waters of Head Lake. Behind you, over 83,000 acres of protected wilderness. In between, a beautifully updated waterfront retreat where adventure, relaxation, and year-round living come together. Set on a rare 150 ft wide, level lot with exceptional privacy and room to grow, this property was designed for making memories. Spend your mornings launching a kayak from the private dock, afternoons swimming from the natural shallow sandy shoreline that's perfect for children, and evenings gathered around the campfire or relaxing beside the warmth of the high-efficiency Quadra-Fire wood stove. The adventure extends well beyond your shoreline. Directly behind the property, lies more than 83,000 acres of protected wilderness within Queen Elizabeth II Wildlands Provincial Park, offering endless opportunities to hike, paddle, explore rugged Canadian Shield landscapes, and discover hidden lakes throughout every season. When you're home, comfort comes naturally. Extensive recent upgrades mean the work has already been done, including a new septic system, drilled well with full filtration,**

individual room-controlled heat pumps, whole home Generac backup generator, premium kitchen with high-end appliances, updated flooring, spacious deck, spray-foamed crawl space, shingles, aluminum dock, & the efficient wood stove. Landscape lighting showcases the towering 80-foot pines each evening, creating an unforgettable setting long after the sun goes down. A spacious garden shed with built-in shelving & workbench offers exceptional storage today & the potential to become a charming bunkie tomorrow. Whether you're searching for an active family cottage, a four-season waterfront home, or the perfect place to retire in comfort, this exceptional property delivers. Located just two hours from Highways 401 and 404, you'll enjoy the best of cottage country with year-round municipal services, year-round access, and endless possibilities waiting at your doorstep.

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Freezer in shed, Aluminum dock (currently not in the water), yellow swim dock, Bunk Bed, Patio Furniture and canopy**

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

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

Date Prepared: **07/03/2026**

Rooms

MLS®#: **X13506860**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Primary Bedroom	Main	4.29 M X 4.21 M	14.07 Ft x 13.81 Ft		
Bedroom	Main	2.36 M X 2 M	7.74 Ft x 6.56 Ft		
Bedroom	Main	3.09 M X 2.31 M	10.14 Ft x 7.58 Ft		
Dining Room	Main	2.79 M X 2.64 M	9.15 Ft x 8.66 Ft		
Kitchen	Main	3.2 M X 2 M	10.50 Ft x 6.56 Ft		
Living Room	Main	4.52 M X 3.81 M	14.83 Ft x 12.50 Ft		
Bathroom				3	
Bathroom				3	

Photos

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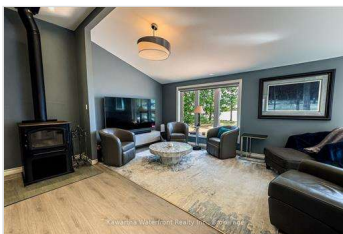


Lake Side



Drive up side

Lake Side





Front Hall looking to the drive up side



Primary Bedroom

Primary Bedroom

Bathroom 2

Bedroom 2



Bedroom 2

Bedroom 3

Main Bathroom

Whole Home Generac



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