

## Property Client Full

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

Listing

**388 North Shore Rd Rd Kawartha Lakes**

**Active / Residential Freehold / Rural Residence**

**MLS® #: X12384663**

**List Price: \$989,000**

**New Listing**



### Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$3,914.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
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: **SF Range:**  
Storeys: **1.0** SF Source:  
Lot Front: **160.00** Fronting On:  
Lot Depth: **341.89**  
Lot Size Code: **Feet**  
Zoning: **LSR**  
Dir/Cross St: **Monck Rd and Digby Laxton Boundary Road**

PIN #: **631030147**

Holdover: **90**

Possession: **No closing post November 19 2025**

ARN #: **165142000236100**

Contact After Exp: **No**

Possession Date: **2025-11-19**

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **/None**  
Basement: **Yes**  
Fireplace/Stv: **Wood Stove**  
Fireplace Feat: **Generator - Full, Primary**  
Interior Feat: **Bedroom - Main Floor, Propane Tank, Sewage Pump, Water Heater, Water Treatment**

Exterior: **Wood**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **12.00**  
Tot Pk Spcs: **12.00**  
UFFI: **No**  
Pool: **None**

Utilities: **No Gas, Hydro, Sewers Available, No Cable, Telephone**  
Water: **Well**  
Water Supply Type: **Drilled Well**  
Water Supply: **Water Treatment**  
Water Meter: **No**  
Waterfront Feat: **Dock**  
Waterfront Struc: **Not Applicable**

Heat: **Electric, Heat Pump**  
A/C: **Yes/Other**  
Central Vac: **No**  
Apx Age: **51-99**  
Laundry Lev: **Main**  
Property Feat: **Grnbelt/Conserv, Lake Access, Lake/Pond, Level, Waterfront, Wooded/Treed**

Room Size:  
Rural Services:  
Security Feat:

Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized: **Fully**

Exterior Feat: **Backs On Green Belt, Fishing, Year Round Living Shingles**  
Roof: **Perimeter Wall, Piers**  
Foundation: **Dry, Flat, Rocky, Waterway**  
Topography:  
Soil Type:

Alternate Power: **Generator - wired**

Water Name: **Head Lake**

Waterfront Y/N: **Yes**

Water Struct: **Not Applicable**

Water Features: **Dock**

Under Contract: **Propane Tank**

Access To Property: **Yr Rnd Private Rd**

Shoreline: **Natural, Sandy, Shallow**

Shoreline Road Allowance: **Owned**

Docking Type: **Private**

View: **Lake**

Waterfront: **Direct**  
Easements/Restr: **Unknown**

Waterfront Frontage (M): **48.76**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **South/East**

Water View: **Direct**  
Lot Shape: **Irregular**

Channel Name:  
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **WHERE THE WORK IS DONE AND THE LAKE IS WAITING. Some places just feel like they've been waiting for you. 388 North Shore Road is one of them. Mornings here start with sunlight dancing across Head Lake, the kind of light that makes your coffee taste better. The air is crisp, the water calm, and the only rush you'll feel is to get down to your private dock for that first paddle of the day. This is no fix-it-up project, the big jobs are already checked off. Even the comfort details are covered, with a new wood stove for those winter nights when the snow is falling and a new air source heat pump to keep summers cool and winters cozy. Behind you, the Queen Elizabeth II Wildlands stretches for 83,000 acres! A vast, untouched playground of forest trails and hidden lakes. In front of you, Head Lakes' ever-changing beauty, from sparkling July**

afternoons to the soft glow of October mornings. The lot is spacious enough for the whole family (plus friends who just happen to be in the area), perfect for lawn games, campfires, or stargazing until your cheeks hurt from smiling. Whether you're calling it home year-round or your all-season escape, this is the place where the work is done, the lake is calling, and the only thing missing is you. **RECENTLY COMPLETED:** Generac backup generator, New septic system, Drilled well with filtration, Air source heat pump added to kitchen and 2 bedrooms, Wood Stove, Brand-new kitchen with high end appliances, New flooring, Spacious deck, Spray-foamed crawl space, Shingles, new aluminum dock. Check out the flipbook for all the details!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Freezer in spare bedroom, Aluminum dock (currently not in the water), yellow swim dock, Chairs and end tables in living room, Bunk Bed, Guest Bedroom bed, dresser and endtable, Wood firepit chairs, Patio Furniture and canopy

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

Prepared By: **KIM ELRICK, REALTOR Salesperson**

Date Prepared: **09/05/2025**

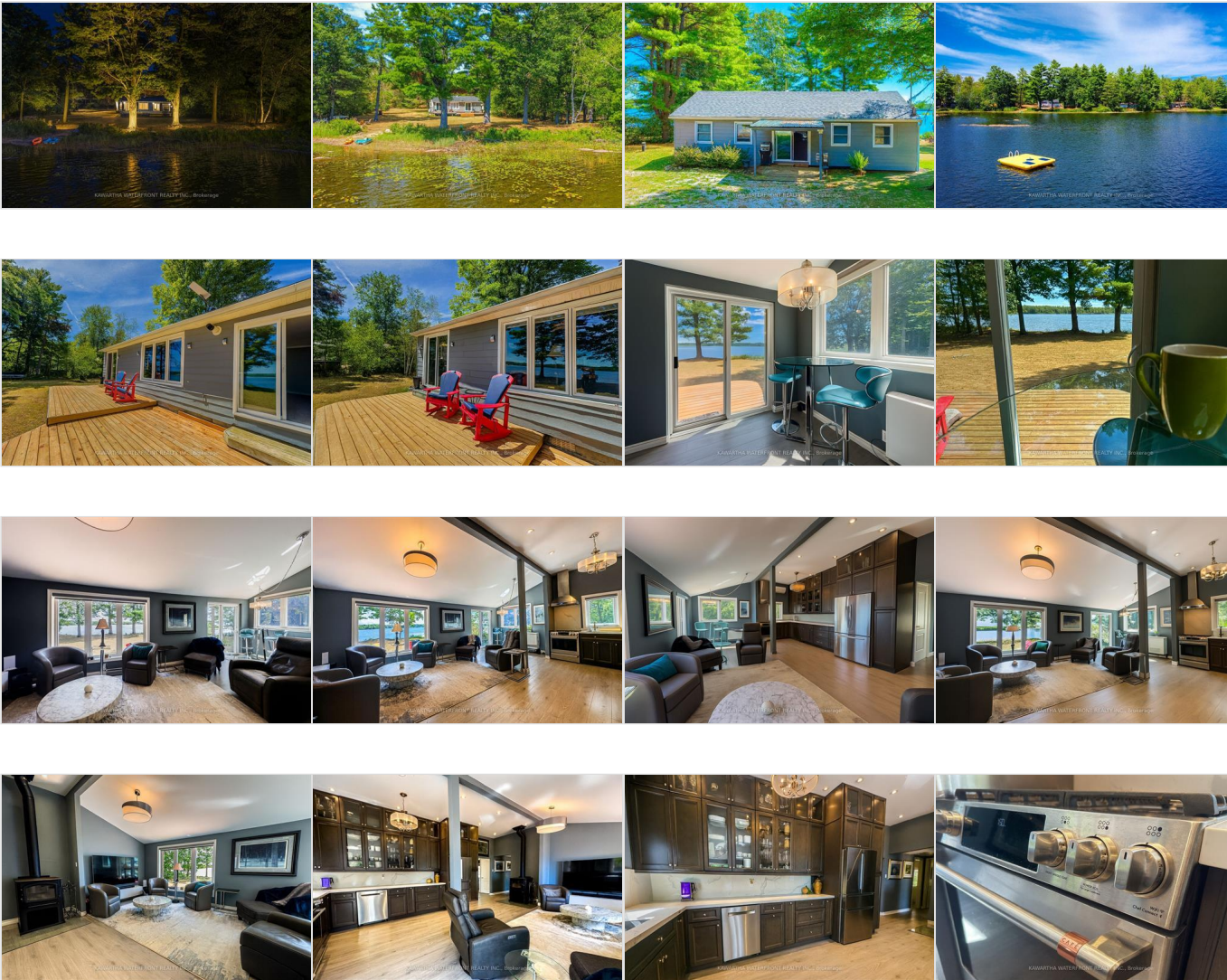
Rooms

MLS® #: **X12384663**

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	10.13 Ft x 7.57 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	10.49 Ft x 6.56 Ft		
Living Room	Main	4.52 M X 3.81 M	14.82 Ft x 12.49 Ft		
Bathroom				3	
Bathroom				3	

Photos

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New kitchen





New Wood Stove

Primary Bedroom with ensuite

Primary Bedroom walk out to deck



Primary Bedroom walk out to deck

2nd Bedroom

3rd Bedroom

3rd bedroom



Three Piece Bath

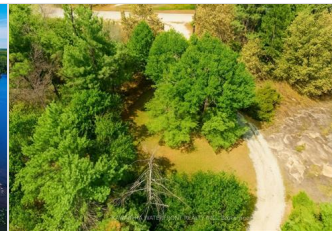
Three Piece Ensuite

New deck with lake views

Lake views oversized deck



Generac





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