

Property Client Full

47 North Water Street, Kawartha Lakes, Ontario K0M 1K0

Listing

[47 North Water St Kawartha Lakes](#)

Active / Residential Freehold / Detached

MLS® #: **X12130874**

List Price: **\$1,398,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Bexley

Tax Amt/Yr: **\$3,814.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 13 E/S WATER ST, 14 E/S WATER ST PL 46 BEXLEY AS IN R356323 CITY OF KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **7+0**
Fractional Ownership: **No** BR BR+: **3(3+0)**
Assignment: **No** Baths (F+H): **2(2+0)**
Link: **No** SF Range: **1100-1500**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **75.00** Fronting On: **S**
Lot Depth: **135.00**
Lot Size Code: **Feet**

Zoning: **Hamelt Residential (HR)**
Dir/Cross St: **Hwy 35 and Water St**

PIN #: **631170414** ARN #: **165134001110000** Contact After Exp: **No**
Holdover: **90**
Possession: **Discuss with Listing Agen** Possession Date: **2025-07-31**

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	Hydro, Sewers, Cable, Telephone
Fam Rm:	Yes	Drive:	Pvt Double	Water:	Well
Basement:	Yes/Finished, Walk Out	Garage:	Yes	Water Inc:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/1.0	Water Meter:	No
Fireplace Feat:	Wood	Drive Pk Spcs:	2.00	Waterfront Feat::	River Access
Interior Feat:	Generator - Partial, Guest Accommodations, In-Law Capability, Primary Bedroom - Main Floor, Sauna, Water Heater Owned, Water Treatment Forced Air, Oil Yes/Central Air	Tot Pk Spcs:	3.00	Waterfront Struc:	Bunkie
		Pool:	None	Well Capacity:	
		Room Size:		Well Depth:	
		Energy Cert:	No	Sewers:	Municipal
		Energy Gen:	Other	Special Desig:	Unknown
		Green PIS:	No	Farm Features:	
		Rural Services:	Electrical, Internet High Speed	Winterized:	Fully

Heat: **Forced Air, Oil**
A/C: **Yes/Central Air**
Central Vac: **No**
Apex Age: **51-99**
POTL/Mnth Fee: **No**
Elevator: **No/None**
Retirement: **No**
Property Feat: **Clear View, Hospital, Lake Access, Rec Centre, School Deck, Fishing, Landscaped, Porch**
Exterior Feat: **Asphalt Shingle**
Roof: **Concrete Block, Poured Concrete**
Foundation:

Soil Type:
Alternate Power: **Other**
Water Name: **Trent-Severn Waterway**
Waterfront Y/N: **Yes** Waterfront: **Direct** Waterfront Frontage (M): **22.86**
Water Struct: **Bunkie** Easements/Restr: **Unknown**
Water Features: **River Access**
Under Contract: Dev Charges Paid: HST App To SP: **Included In**
Access To Property: **Paved Road, Public Road, Municipal Road** Shoreline Exposure: **South**
Shoreline: **Clean, Mixed**
Shoreline Road Allowance: **None**
Docking Type: **Private** Water View: **Direct** Channel Name: **Gull River**
View: **River** Lot Shape: **Irregular** Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Wake up to the gentle shimmer of water just steps from your door, all without giving up the convenience of town living. Waterside homes in an in-town setting offer the best of both worlds: peaceful views, direct water access, and a sense of escape, paired with walkable access to shops, schools, clubs, restaurants and community events. Spend your mornings paddling across calm waters, your afternoons boating and playing on beautiful Balsam Lake, and your evenings dining at your favorite nearby restaurant all at a pace that suits you. This four season home or cottage has had many recent updates, including a massive lake side addition housing a living room on the main level, and a walk out recreation room on the lower level (2015**

with permit). The three bedrooms, office, two baths, laundry/furnace rooms, updated kitchen, sauna, all round off the amazingness of this in-town property. Situated on the scenic Gull River, this spot offers approximately 5 feet of water depth at the end of the dock is great for boating, and all your favorite water sports activities. Shoreline stabilization and Armour Stone work were completed in 2015 (with permit). Enjoy seamless access to Balsam Lake and the Trent-Severn Waterway, offering endless opportunities for exploration and leisurely cruises. A waterfront pergola creates a stylish and shaded retreat, perfect for relaxing, entertaining, or taking in the views on sun-drenched days. A handy lakeside storage shed keeps watercraft essentials and recreational gear perfectly organized and within reach. A charming lakeside bunkie provides a private, comfortable space for guests, ideal for hosting extended family or weekend visitors in style. This unique blend of nature and neighborhood delivers a lifestyle thats as relaxing as it is connected.

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

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

Date Prepared: 05/07/2025

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Primary Bedroom	Main	5.87 M X 3.05 M	19.25 Ft x 10.00 Ft		
Bedroom	Main	3.05 M X 3 M	10.00 Ft x 9.84 Ft		
Bedroom	Lower	5.46 M X 4.52 M	17.91 Ft x 14.82 Ft		
Kitchen	Main	5.33 M X 3.89 M	17.48 Ft x 12.76 Ft		
Dining Room	Main	3.96 M X 7.19 M	12.99 Ft x 23.58 Ft		
Living Room	Main	6.83 M X 7.19 M	22.40 Ft x 23.58 Ft		
Office	Lower	4.65 M X 2.99 M	15.25 Ft x 9.80 Ft		
Recreation	Lower	20.33 M X 15.42 M	66.69 Ft x 50.59 Ft		
Sitting	Lower	4.44 M X 2.87 M	14.56 Ft x 9.41 Ft		
Utility Room	Lower	4.42 M X 4.24 M	14.50 Ft x 13.91 Ft		
Library	Lower	5.99 M X 5.94 M	19.65 Ft x 19.48 Ft		
Laundry	Lower	11 M X 8.5 M	36.08 Ft x 27.88 Ft		
Other	Lower	1.93 M X 2.06 M	6.33 Ft x 6.75 Ft		Sauna
Bathroom	Main			4	
Bathroom	Lower			4	

Photos

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1 car garage

Approximate Property Lines



Two Docks + Sandy Wade In area!

Sandy wade in waterfront

Dock stay in the water year round



Main Level Living Room

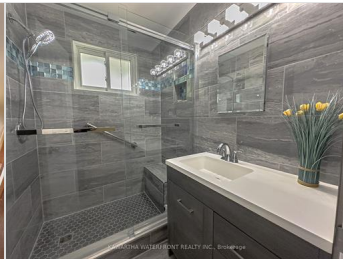


Dining Room with Fireplace



Primary Bedroom Main Level

2nd Bedroom Main Level



3rd Bedroom Lower Level

Main Level 3 Piece Bath

Main Level Bath

Main Level Bath



Lower Two Piece Bath

Walk in Large Shower off the Sauna on Lower Level

Library and Office Space Lower Level

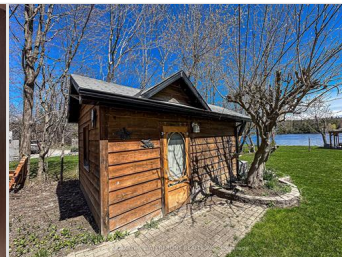
Lower Level Recreation Room



Lower Level Recreation Room

Sitting Room off the Sauna

Sauna



Bunkie - Finished with Pine Ceilings

Bunkie - with private outside sitting space



Water Side Shed



Steps in to the water



Sandy Wade in Area



Armour Stone retaining wall



Looking towards Coboconk



Looking towards Balsam Lake

