

Property Client Full

48 Leslie Frost Lane, Kawartha Lakes, Ontario K9V 4R6

Listing

48 Leslie Frost Lane Kawartha Lakes

Active / Residential Freehold / Detached

MLS® #: X13743300

List Price: \$899,000

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon

Tax Amt/Yr: **\$5,432.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **LT 20 PL 143 S/T & T/W R345360, EXCEPT THE EASEMENT THEREIN RE: LT 5, 6, 7, 8 PL 143; KAWARTHA LAKES**

Style: **1 1/2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.5** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres: < 0.50**
 Lot Front: **87.00** Fronting On: **W**
 Lot Depth: **187.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RR3**
 Dir/Cross St: **County Road 36 and County Road 11**

PIN #: **632740115**
 Holdover: **90**
 Possession: **Flexible**

ARN #: **165121005101800**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **2004/Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Propane**
 Interior Feat: **Water Heater Owned**
 Parking Feat: **Front Yard Parking**
 Heat: **Radiant**
 Heat Source: **Propane**
 A/C: **Yes/Other**
 Central Vac: **No**
 Apx Age: **51-99**
 Property Feat: **Lake/Pond, Waterfront**
 Exterior Feat: **Deck**
 Roof: **Asphalt Shingle**
 Foundation: **Perimeter Wall**
 Topography: **Level**
 Soil Type:

Exterior: **Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size:
 Rural Services: **Garbage Pickup**
 Security Feat:

Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat: **Boathouse, Trent Syster**
 Waterfront Struc: **Wet Boathouse-Single**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **No**

Alternate Power: **Unknown**
 Water Name: **Sturgeon Lake**
 Waterfront Y/N: **Yes**
 Water Struc: **Wet Boathouse-Single**
 Water Frontage: **27.00**
 Water Features: **Boathouse, Trent System**
 Under Contract: **Propane Tank**
 Access To Property: **Paved Road, Municipal Road**
 Shoreline: **Clean, Hard Bottom**
 Shoreline Road Allowance: **None**
 Docking Type: **Private**
 View: **Lake**

Waterfront: **Direct**
 Easements/Restr: **Easement**

Island YN: **No**

Dev Charges Paid:
 Shoreline Exposure: **North West**

HST App To SP: **Not Subject to HST**

Water View: **Direct**
 Lot Shape: **Rectangular**

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

Remarks/Directions

Client Rmks: **This entrancing cottage property on one of Sturgeon Lake's finest locations has been immaculately maintained both inside and out. This is immediately apparent upon arrival as you take in the picture-perfect cottage surrounded by the lush level lawn. The three bedroom seasonal cottage exudes vintage charm with its cedar strip ceilings and french doors, and features more than 1,500 sq ft of living area plus an expansive deck that provides exceptional vistas of the waterside lawn and across the lake. The 87 feet of north-west facing waterfront is ideally positioned for summer sunsets, and the hard-bottom, weed-free waterfront is perfect for swimmers who can either wade in from the shoreline or dive into deep water off the boathouse deck. The substantial wet-slip boathouse is a tremendous asset that just needs a new boat lift to be returned to active use. Another asset is the large 30' x 10' bunkie that has a toilet and a pony panel, and whose interior can be finished by the new owner according to their tastes. A garage with attached garden shed, along with paved parking at the roadside completes the picture. Leslie Frost Lane is a paved, municipally maintained road and is conveniently located midway between Lindsay and Bobcaygeon. This property would be ideal as a summer residence for owners who travel south for the winter, or for buyers**

who can enjoy the cottage in its present state but who may have plans to rebuild in the future on this superior lot and location.

Inclusions: **Two refrigerators, stove, window coverings, hot water heater.**

Listing Contracted With: **Kawartha Waterfront Realty Inc.**

Prepared By: BRENDA CARROLL, Administrator

Date Prepared: 09/04/2026

Rooms

MLS® #: X13743300

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	9.98 M X 5.75 M	32.74 Ft x 18.86 Ft		
Dining Room	Main	3.77 M X 5.32 M	12.37 Ft x 17.45 Ft		
Kitchen	Main	6.82 M X 3.19 M	22.38 Ft x 10.47 Ft		
Bedroom	Main	2.95 M X 3.41 M	9.68 Ft x 11.19 Ft		
Bedroom	Main	2.97 M X 3.39 M	9.74 Ft x 11.12 Ft		
Foyer	Main	3.62 M X 2.27 M	11.88 Ft x 7.45 Ft		
Primary Bedroom	Second	3 M X 4.76 M	9.84 Ft x 15.62 Ft		
Bathroom	Main			3	

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