

Property Client Full

7 Reid's Road, Kawartha Lakes, Ontario K0M 1L0

Listing

7 Reid's Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X13098194**

List Price: **\$899,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Verulam

Tax Amt/Yr: **\$6,137.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1/1**
 Legal Desc: **PT LT 13 CON 6 VERULAM PT 3 RD41; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **9+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **105.00** Fronting On: **W**
 Lot Depth: **192.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **R1**
 Dir/Cross St: **County Road 24 and Red Boat Lane**

PIN #: **631410219** ARN #: **165102602018206** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **1969/Boundary Onl**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement:	1 (1+0) Yes Yes/Half, Unfinished, Walk Out	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs:	Wood Yes Detached Garage/1.0 5.00 6.00	Water: Water Supply Type: Water Delivery Feat:	Both Drilled Well, Lake/River UV System, Water Treatment
Fireplace/Stv: Fireplace Feat: Interior Feat:	Yes Living Room, Propane Generator - Full, Sump Pump, Water Heater Owned, Water Treatment	Pool: Room Size: Rural Services: Security Feat:	None Garbage Pickup	Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	 Boat Slip, Dock, Trent System Wet Slip 4.00 30.00 Septic Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Property Feat: Exterior Feat: Roof: Foundation: Topography: Soil Type: Alternate Power:	Private Baseboard Electric, Propane /None No 51-99 Waterfront Deck, Porch Asphalt Shingle Concrete Block Level Generator - wired	Water Name: Waterfront Y/N: Water Struct: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Sturgeon Lake Yes Wet Slip Boat Slip, Dock, Trent System Propane Tank Municipal Road Clean, Hard Bottom None Private Lake	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: North West Water View: Direct Lot Shape: Irregular	Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **This four season Sturgeon Lake cottage or home resides on a very prime half-acre lot with 105 ft of hard-bottom, weed free, north-west facing waterfront that is perfectly positioned for summer sunsets. The three bedroom cottage has just under 1,500 sq ft of living area, highlighted by a spacious living room with wall-to-wall sliding doors that provides excellent lake vistas. A propane stove radiates comforting heat in the off-season. An unfinished basement with a walk-out provides opportunity for additional enhancements. The owner has invested more than \$100,000 in improvements over the past year, including new decking, new Generac generator, and basement enhancements including spray-foamed walls, new sump pump, new windows, new heaters and exterior waterproofing. There is a washer/dryer hookup in the basement. Other practical features include a detached garage, paved driveway, and a covered wet slip with an adjacent aluminum tower dock. Water is treated by a UV system and can be sourced either from a drilled well or the lake. The level lot provides plenty of space for outdoor activities, with expansive lawns on both the waterside and roadside sections that are kept lush with a new underground sprinkler system. Reid's Road is one of the best streets on Sturgeon Lake as it is municipally maintained, set back from County Road 24 to minimize road noise, very quiet with only 12 properties, and only a five minute drive to the lovely town of Bobcaygeon and 15 minutes from the hospital and other services in Lindsay. While the cottage is very**

functional in its current condition, the quality of the lot and waterfront means that additional enhancements can be undertaken without fear of hitting a valuation ceiling.

Inclusions: **All furniture, appliances, furnishings and contents of garage as viewed except where excluded, dock. All inclusions are being sold in "as is" condition.**

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

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 05/07/2026

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