

Property Client Full

74 Shadow Lake 43 Road, Kawartha Lakes, Ontario K0M 1K0

Listing

74 Shadow Lake 43 Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X12328786

List Price: \$1,150,000

New Listing



Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: \$4,740.00/2024 Transaction: Sale
SPIS: No DOM
Legal Desc: LT 4 PL 265; PT LT 2-3 PL 265; PT PRIVATE DR PL 265 PT 2 & 4, 57R3922; S/T & T/W R322693; KAWARTHA LAKES

Style: Bungalow Rooms Rooms+: 8+0
Fractional Ownership: BR BR+: 3(3+0)
Assignment: Baths (F+H): 1(1+0)
Link: No SF Range: 700-1100
Storeys: 1.0 SF Source:
Lot Irreg: Lot Acres: 0.50 - 1.99
Lot Front: 170.00 Fronting On: E
Lot Depth: 157.00
Lot Size Code: Feet
Zoning: LSR
Dir/Cross St: Highway 35 and County Road 48

PIN #: 631140110 ARN #: 165134001024200 Contact After Exp: No
Holdover: 90
Possession: Flexible Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Drive: Circular	Utilities: Hydro
Fam Rm: No	Garage: Yes	Water: Other
Basement: Yes/Crawl Space	Gar/Gar Spcs: Detached Garage/2.0	Water Sup Type: Lake/River
Fireplace/Stv: Yes	Drive Pk Spcs: 4.00	Water Supply: Heatd Waterline, UV System
Fireplace Feat: Wood Stove	Tot Pk Spcs: 6.00	Water Meter:
Interior Feat: Water Heater Owned	Pool: None	Waterfront Feat: Dock
Heat: Forced Air, Propane	Room Size:	Waterfront Struc:
A/C: No/None	Rural Services: Garbage Pickup	Well Capacity:
Central Vac: No	Security Feat:	Well Depth:
Apx Age: 51-99		Sewers: Septic
Property Feat: Lake/Pond, Waterfront		Special Desig: Unknown
Exterior Feat: Patio		Farm Features:
Roof: Asphalt Shingle		Winterized: Fully
Foundation: Stone		
Soil Type:		
Alternate Power: None		
Water Name: Shadow Lake	Waterfront: Direct	Waterfront Frontage (M): 51.80
Waterfront Y/N: Yes	Easements/Restr: Right of Way	
Water Struct:		
Water Features: Dock		
Under Contract: Propane Tank	Dev Charges Paid:	HST App To SP: Not Subject to HST
Access To Property: Yr Rnd Private Rd		
Shoreline: Deep, Sandy	Shoreline Exposure: East	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape: Irregular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: This is an astonishingly beautiful four season cottage property on the very pretty south end of Shadow Lake (aka Little Silver Lake). Located at the end of a quiet road, the one acre property is extremely private and low maintenance, with 170 ft of pristine waterfront that provides both a wade-in sandy beach and dive-off-the-dock, weed-free swimming. Timeless and elegant stonework adorns the property, from the waterside patio to the paths leading up to the cottage that culminate in a stone deck that provides lovely vistas to the granite offshore islets. Timeless and elegant is also an apt description of the cottage, a classic Pan-Abode with cedar walls and vaulted ceilings that greets you with wonderful cedar aromas upon entering. This is an exceedingly rare example of a Pan-Abode that is fully and efficiently winterized with forced air propane heating supplemented by a wood stove that provides comforting radiant heat in the cooler months. There is an equally charming one bedroom guest cabin with a 2 pc bathroom, and a double garage with a workshop. The property is being sold turn-key with most of the high quality furniture and furnishings included. Easy boat access to the entire Shadow Lake System and services in Cobocok are within a 5 minute drive. This one-of-a-kind property has been immaculately maintained and can only be truly appreciated by an on-site visit.

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

Prepared By: BRENDA CARROLL, Administrator

Date Prepared: 08/07/2025

Rooms

MLS® #: X12328786

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	4.3 M X 5.79 M	14.10 Ft x 18.99 Ft		
Dining Room	Main	2.35 M X 2.47 M	7.70 Ft x 8.10 Ft		
Kitchen	Main	2.35 M X 3.08 M	7.70 Ft x 10.10 Ft		
Bedroom	Main	3.54 M X 3.54 M	11.61 Ft x 11.61 Ft		
Bedroom	Main	2.17 M X 3.38 M	7.11 Ft x 11.08 Ft		
Bedroom	Main	3.56 M X 2.25 M	11.67 Ft x 7.38 Ft		
Laundry	Main	2.56 M X 3.23 M	8.39 Ft x 10.59 Ft		
Bathroom	Main			4	

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