



**Property Client Full**

**85 Nevison Drive, Kawartha Lakes, Ontario K0M 2L0**

Listing

**85 Nevison Dr Kawartha Lakes**  
**Active / Residential Freehold / Detached**

**MLS®#: X13233318**  
**List Price: \$825,000**  
New Listing

**Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford**



Tax Amt/Yr: **\$3,805.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **LT 11 PL 309; PT SHORE RDAL SOMERVILLE CLOSED BY R114781, PT 1 57R9966 CITY OF KAWARTHA LAKES**

Style: **2 Storey** Rooms Rooms+: **12+0**  
 Fractional Ownership: **No** BR BR+: **4(4+0)**  
 Assignment: **No** Baths (F+H): **3(1+2)**  
 Link: **No** SF Range: **2000-2500**  
 Storeys: **2.0** SF Source: **Other**  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **103.57** Fronting On: **W**  
 Lot Depth: **272.90** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **RR3**  
 Dir/Cross St: **Highway 35 and Monck Road**

PIN #: **631201445** ARN #: **16513100403310** Contact After Exp: **No**  
 Holdover: **90** Survey Year/Type: **Available**  
 Possession: **Flexible but lets discuss** Possession Date:

Kitch Kitch + Fam Rm: <b>1 (1+0)</b> Basement: <b>Yes/Finished W/O</b> Fireplace/Stv: <b>Yes</b> Fireplace Feat: <b>Wood</b> Interior Feat: <b>Propane Tank, Water Heater Owned, Water Purifier</b>	Exterior: <b>Vinyl Siding</b> Garage: <b>No</b> Gar/Gar Spcs: <b>None/0.0</b> Drive Pk Spcs: <b>10.00</b> Tot Pk Spcs: <b>10.00</b> Pool: <b>None</b> Room Size: <b>No</b> Energy Cert: <b>No</b> Green PIS: <b>No</b> Rural Services: Security Feat:	Water: <b>Well</b> Water Supply Type: Water Delivery Feat: <b>UV System, Water Treatment</b> Water Meter: Waterfront Feat: <b>Dock</b> Waterfront Struc: <b>Not Applicable</b> Well Capacity: Well Depth: Sewers: <b>Septic</b> Special Desig: <b>Unknown</b> Farm Features: Winterized: <b>Fully</b>
Heat: <b>Forced Air</b> Heat Source: <b>Propane</b> A/C: <b>Yes/Central Air</b> Central Vac: <b>No</b> Apx Age: <b>31-50</b> POTL/Mnth Fee: <b>No</b> Retirement: <b>No</b> Property Feat: Exterior Feat: <b>Deck, Fishing</b> Roof: <b>Shingles</b> Foundation: <b>Concrete Block</b> Topography: <b>Dry</b> Soil Type: Alternate Power: <b>None</b> Phys Hdcp-Eqp: <b>No</b> Water Name: <b>Gull River</b> Waterfront Y/N: <b>Yes</b> Water Struct: <b>Not Applicable</b> Water Frontage: <b>102.00</b> Water Features: <b>Dock</b> Under Contract: Access To Property: <b>Yr Rnd Municipal Rd, Yr Rnd Private Rd</b> Shoreline: <b>Sandy</b> Shoreline Road Allowance: <b>Owned</b> Docking Type: <b>Private</b> View: <b>River, Trees/Woods</b>	Waterfront: <b>Direct</b> Easements/Restr: <b>Unknown</b> Dev Charges Paid: HST App To SP: <b>Included In</b> Shoreline Exposure: <b>West</b> Water View: <b>Direct</b> Lot Shape: <b>Irregular</b>	Island YN: <b>No</b> Channel Name: Lot Size Source: <b>GeoWarehouse</b>

**Remarks/Directions**

Client Rmks: **The moment you step inside, the great room steals the show. Soaring cathedral ceilings, a dramatic floor-to-ceiling stone-clad wood-burning fireplace, and a stunning wall of windows overlooking the Gull River and surrounding natural landscape create a space that is both grand and inviting. Filled with natural light and anchored by a WETT-certified fireplace, this is the perfect gathering place for cozy evenings, family celebrations, and year-round enjoyment. Equally impressive is the property's proven and successful short-term rental business. Fully registered and approved with the City of Kawartha Lakes, this turnkey investment opportunity offers exceptional income potential while still providing a remarkable personal retreat for family and friends. Perfectly positioned on the Gull River between Elliott Falls and Norland, this exceptional four-season waterfront property offers sought-after swimming, paddling, kayaking, and**

floating experiences right from your shoreline. Nearby walking trails, ATV routes, and snowmobile trails extend the adventure year-round, making this far more than a summer cottage. Offering 4 bedrooms and 3 bathrooms, the home has been thoughtfully designed for entertaining and comfortable living. The spacious kitchen features a large island for gathering, while the adjoining dining nook and expansive riverside deck create seamless indoor-outdoor living with beautiful water views. Extensively renovated with over \$200,000 in improvements, including septic (2024) rated for 4 bedrooms, electrical panel (2022) windows, furnace (2023) and much more! The pride of ownership are evident throughout. Whether you're seeking a family retreat, a year-round waterfront home, or an investment property, this one delivers. More than just a cottage, this is a complete four-season waterfront lifestyle and income opportunity wrapped into one remarkable package.

**Inclusions:** All appliances, Kitchen, Stove, Dishwasher, Microwave. All small appliances, cutlery, dishware, pots & pans, glasses etc. Washer & Dryer. Canoe & Kayak. All beds (frames and mattresses), night stands & lamps. Bed linens & window coverings. Living Room furniture and dining room table & chairs.

Listing Contracted With: **Kawartha Waterfront Realty Inc. 705-438-3000**

**Prepared By: Kim Elrick, REALTOR Salesperson**

**Date Prepared: 06/03/2026**

**Rooms**

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Great Room	Main	7.79 M X 4.9 M	25.55 Ft x 16.07 Ft		Floor/Ceil Fireplace, Walk-Out
Dining Room	Main	4.14 M X 3.65 M	13.58 Ft x 11.97 Ft		Walk-Out
Kitchen	Main	4.05 M X 2.91 M	13.28 Ft x 9.54 Ft		Centre Island
Primary Bedroom	Second	4.51 M X 3.7 M	14.79 Ft x 12.13 Ft		W/O To Deck
Bedroom	Second	3.99 M X 3.12 M	13.09 Ft x 10.23 Ft		
Bedroom	Lower	4.02 M X 3.47 M	13.18 Ft x 11.38 Ft		
Bedroom	Lower	3.38 M X 4.45 M	11.08 Ft x 14.59 Ft		
Foyer	Main	3.66 M X 1.56 M	12.00 Ft x 5.11 Ft		
Utility Room	Lower	3.81 M X 2.56 M	12.49 Ft x 8.39 Ft		
Bathroom	Upper			4	
Bathroom	Main			2	
Bathroom	Lower			2	

**Photos**

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