

Property Client Full

89 Shadow Lake 2 Road, Kawartha Lakes, Ontario K0M 2L0

Listing

89 Shadow Lake 2 Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X13599798

List Price: \$749,000

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$4,914.00/2025** Transaction: **Sale**
SPIS: **No** DOM
Legal Desc: **PT LT 12 PL 204 AS IN R405646; S/T & T/W R405646; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **9+0**
Fractional Ownership: BR BR+: **2(2+0)**
Assignment: Baths (F+H): **1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source: **LBO Provided**
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **80.00** Fronting On: **E**
Lot Depth: **262.00** Builder Name:
Lot Size Code: **Feet**
Zoning: **LSR**
Dir/Cross St: **Hwy 35 and County Road 45**

PIN #:	631201018	ARN #:	165131004019800	Contact After Exp:	No
Holdover:	90			Survey Year/Type:	None
Possession:	Flexible	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Wood	Water:	Well
Fam Rm:	No	Garage:	Yes	Water Supply Type:	Drilled Well
Basement:	Yes/Partial Basement, Walk Out	Gar/Gar Spcs:	Detached Garage/4.0	Water Delivery Feat:	Heatd WaterIne, UV System, Water Treatmei
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Water Meter:	
Fireplace Feat:	Fireplace Insert	Tot Pk Spcs:	9.00	Waterfront Feat:	Dock
Interior Feat:	Water Heater Owned	Pool:	None	Waterfront Struc:	Not Applicable
Parking Feat:	Private	Room Size:		Well Capacity:	
Heat:	Forced Air	Rural Services:	Garbage Pickup	Well Depth:	
Heat Source:	Propane	Security Feat:		Sewers:	Septic
A/C:	/None			Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Apx Age:	51-99			Winterized:	Fully
Laundry Lev:	Lower				
Property Feat:	Lake/Pond				
Exterior Feat:	Deck				
Roof:	Asphalt Shingle				
Foundation:	Block				
Topography:	Hillside				
Soil Type:					
Alternate Power:	None				
Water Name:	Shadow Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struc:	Not Applicable	Easements/Restr:	Right of Way		
Water Frontage:	24.00				
Water Features:	Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Yr Rnd Private Rd				
Shoreline:	Sandy	Shoreline Exposure:	East		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse
		Remarks/Directions			

Client Rmks: Escape the city and discover the peaceful waterfront lifestyle you've been searching for, just two hours from the GTA. Nestled on Birch Point on sought-after Shadow Lake, this beautifully renovated four-season retreat offers exceptional privacy, elevated lake views, and 80 feet of waterfront in one of the Kawarthas' most desirable locations. The bright open-concept kitchen, dining, and living areas are designed to maximize the stunning views, with expansive windows filling the home with natural light. Sliding doors lead to an elevated deck surrounded by mature trees, creating the perfect setting to enjoy your morning coffee or unwind after a day on the lake. A cozy wood-burning fireplace insert adds warmth and charm, while forced-air propane heating ensures year-round comfort. The garden path leads you down to 80 feet of sandy shoreline that gradually transitions to excellent deep water off the dock, ideal for swimming, boating, fishing, and lakeside relaxation. Thoughtfully updated throughout, the home is move-in ready with a new roof (2023), attic insulation (2023), professionally painted interior and exterior (2025), professionally installed laminate flooring (2025), and a rebuilt side deck (2025). The lower level offers lots of flexibility with spray-foam insulation, laundry, workshop space, utility access, and a bright storage room with windows that could become a recreation room, studio, fitness space, or additional guest accommodations. Completing the property is an impressive 30' x 30' steel garage with a chain hoist, providing exceptional space for vehicles, boats, recreational equipment, and all your waterfront essentials. Whether you're searching for a peaceful year-round residence or a turnkey weekend escape, this

exceptional Shadow Lake property offers the perfect balance of privacy, comfort, and classic Kawartha waterfront living.

Inclusions: Refrigerator, freezer, stove, washer, dryer, water filtration system and softener, all window coverings and light fixtures, remote garage door opener, green grey deck storage unit, wood in wood shed, fire pit, Muskoka chairs, dock, two dock ladders, dock umbrella, basketball net, 2 extra dock barrels, snow blower (as is), canoe, red kayak, yellow kids kayak & wooden horse, lawn mower in the lakeside shed, some lake toys in shed, refrigerator in waterside shed, garage chain hoist, linen hutch, garbage bins, shelves, workbench in garage and bunk beds.

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **07/23/2026**

Rooms

MLS® #: X13599798

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.98 M X 4.55 M	19.62 Ft x 14.93 Ft		
Dining Room	Main	3.43 M X 2.57 M	11.25 Ft x 8.43 Ft		
Kitchen	Main	3.44 M X 2.76 M	11.29 Ft x 9.06 Ft		
Bedroom	Main	3.4 M X 3.02 M	11.15 Ft x 9.91 Ft		
Bedroom	Main	3.02 M X 2.98 M	9.91 Ft x 9.78 Ft		
Foyer	Main	2.09 M X 2.97 M	6.86 Ft x 9.74 Ft		
Other	Basement	10.63 M X 2.67 M	34.88 Ft x 8.76 Ft		
Utility Room	Basement	9.23 M X 7.55 M	30.28 Ft x 24.77 Ft		
Bathroom	Main			4	

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