

## 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®#: **X13152658**

List Price: **\$889,900**

**New Listing**



### Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$4,914.00/2025**      Transaction: **Sale**  
 SPIS: **No**      DOM: **1/1**  
 Legal Desc: **PT LT 12 PL 204 AS IN R405646; S/T & T/W R405646; KAWARTHA LAKES**

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

PIN #: <b>631201018</b>	ARN #: <b>165131004019800</b>	Contact After Exp: <b>No</b>
Holdover: <b>90</b>		Survey Year/Type: <b>None</b>
Possession: <b>Flexible</b>	Possession Date:	

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

#### Remarks/Directions

Client Rmks: **Located on the sought-after Shadow Lake, nestled on Birch Point. This beautifully renovated four-season waterfront retreat offers the perfect blend of privacy, comfort, and classic cottage charm. Set on a serene half-acre lot surrounded by mature trees, the property boasts 80 feet of child-friendly sandy shoreline that gradually transitions to excellent deep water off the dock, ideal for swimming, boating, and long summer days on the lake. Inside, the bright open-concept living, kitchen, and dining areas are designed to capture stunning lake views, with expansive windows filling the home with natural light. Sliding doors from the dining area lead to an elevated deck nestled among mature trees, offering a peaceful, private setting to enjoy morning coffee overlooking the water. A cozy wood-burning fireplace insert adds warmth and ambiance, complementing the forced-air propane heating. Thoughtfully updated throughout, the home blends modern comfort with classic cottage charm. Recent upgrades include a new roof (2023), attic insulation (2023), professionally painted exterior & interior (2025), professionally installed laminate flooring (2025), and a newly rebuilt side deck (2025). The lower level offers exceptional flexibility, featuring spray-foam insulation, a workshop area, laundry, utility access, and a spacious storage room lined with windows that could easily be transformed into a games room, studio, bunkie extension, or additional living space. Adding tremendous value is the impressive 30' x 30' steel garage (2017), complete with a chain hoist and ample room for vehicles, boats, recreational equipment, and all your waterfront essentials. Whether you're searching for a peaceful year-round residence or the ultimate family cottage escape, this exceptional Shadow Lake property captures the very best of 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, canoe, red kayak, yellow kids kayak & and 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. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **05/21/2026**

Rooms

**MLS®#: X13152658**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>6.03 M X 4.3 M</b>	<b>19.78 Ft x 14.10 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>3.44 M X 2.59 M</b>	<b>11.28 Ft x 8.49 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>3.44 M X 2.77 M</b>	<b>11.28 Ft x 9.08 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.4 M X 2.78 M</b>	<b>11.15 Ft x 9.12 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.78 M X 3.02 M</b>	<b>9.12 Ft x 9.90 Ft</b>		
<b>Foyer</b>	<b>Main</b>	<b>1.86 M X 3.02 M</b>	<b>6.10 Ft x 9.90 Ft</b>		
<b>Other</b>	<b>Basement</b>	<b>10.4 M X 2.71 M</b>	<b>34.12 Ft x 8.89 Ft</b>		
<b>Utility Room</b>	<b>Basement</b>	<b>9.23 M X 7.59 M</b>	<b>30.28 Ft x 24.90 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	

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