

## Property Client Full

90 Kozy Kove Road, Kawartha Lakes, Ontario K0M 1C0

Listing

**90 Kozy Kove Rd Kawartha Lakes**

**Active / Residential Freehold / Rural Residence**

**MLS® #: X12392438**

**List Price: \$795,000**

**New Listing**



### Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: **\$3,539.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **LT 12 PL 399 CITY OF KAWARTHA LAKES**

Style: **Sidesplit** Rooms Rooms+: **11+0**  
Fractional Ownership: **BR BR+: 4(4+0)**  
Assignment: **Baths (F+H): 2(1+1)**  
Link: **SF Range: 1500-2000**  
Storeys: **SF Source: Assessor**  
Lot Irreg: **Lot Acres: < 0.50**  
Lot Front: **82.00** Fronting On:  
Lot Depth: **175.00**  
Lot Size Code: **Feet**  
Zoning: **LSR-F**  
Dir/Cross St: **County Road 121 and Kozy Kove Road**

PIN #: **631190495**  
Holdover: **90**  
Possession: **Flexible**

ARN #: **165131002041000** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + Island YN: <b>1 (1+0)</b>	Exterior: <b>Vinyl Siding</b>	Utilities: <b>No Gas, Hydro, No Sewers, No Cable, Telephone Available</b>
Fam Rm: <b>Yes</b>	Garage: <b>No</b>	Water: <b>Well</b>
Basement: <b>/None</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Meter: <b>Waterfront Feat: Dock, Trent System</b>
Fireplace/Stv: <b>No</b>	Drive Pk Spcs: <b>4.00</b>	Waterfront Struc: <b>Not Applicable</b>
Interior Feat: <b>Water Heater Owned</b>	Tot Pk Spcs: <b>4.00</b>	Well Capacity: <b>Well Depth: Septic</b>
Heat: <b>Forced Air, Propane</b>	Pool: <b>None</b>	Sewers: <b>Unknown</b>
A/C: <b>Yes/Central Air</b>	Room Size: <b>Garbage Pickup, Recycling Pckup</b>	Special Desig: <b>Fully</b>
Central Vac: <b>No</b>	Rural Services: <b>Security Feat:</b>	Farm Features: <b>Winterized: Fully</b>
Apx Age: <b>51-99</b>		
Property Feat: <b>River/Stream</b>		
Exterior Feat: <b>Deck</b>		
Roof: <b>Metal</b>		
Foundation: <b>Piers</b>		
Topography: <b>Level</b>		
Soil Type: <b>Unknown</b>		
Alternate Power: <b>Unknown</b>		
Water Name: <b>Burnt River</b>		
Waterfront Y/N: <b>Yes</b>	Waterfront: <b>Direct</b>	Waterfront Frontage (M): <b>25.00</b>
Water Struct: <b>Not Applicable</b>	Easements/Restr: <b>Flood Plain</b>	
Water Features: <b>Dock, Trent System</b>		
Under Contract: <b>Propane Tank</b>	Dev Charges Paid:	HST App To SP: <b>Not Subject to HST</b>
Access To Property: <b>Public Road</b>	Shoreline Exposure: <b>North</b>	
Shoreline: <b>Clean, Deep</b>		
Shoreline Road Allowance: <b>None</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Forest, River</b>	Lot Shape: <b>Irregular</b>	Lot Size Source: <b>Survey</b>

### Remarks/Directions

Client Rmks: **NEW LOW PRICE. This Burnt River fully winterized home or weekend getaway has been comprehensively and tastefully renovated inside and out. The home is sited on a spacious and level 0.4 acre lot that features an expansive waterside lawn that gently slopes to the river's edge where there is a large deck and dock from which one can enjoy the views up and down the river and across to the undeveloped opposite shore. And swimming is perfect in the deep, weed-free and gently flowing river. The main floor is highlighted by the living and family rooms, and a quite spectacular kitchen/dining area with beautiful cabinetry, granite counters, vaulted ceilings, large windows and a walk-out to the lovely deck. The main floor also features a bedroom, laundry and a 2 pc bathroom. Upstairs are 3 bedrooms and 4 pc bathroom. Practical features include a propane forced air furnace, central air (2021), and low-maintenance vinyl siding and metal roof. The property is being sold turn-key with most furniture and furnishings included, and a short closing is possible.**

Inclusions: **All furniture and furnishings as viewed except where itemized in the exclusions.**

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **09/09/2025**

Rooms

**MLS® #: X12392438**

<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>8.23 M X 6.95 M</b>	<b>27.00 Ft x 22.80 Ft</b>		

Dining Room	Main	2.96 M X 3.5 M	9.71 Ft x 11.48 Ft	
Kitchen	Main	2.77 M X 4.85 M	9.08 Ft x 15.91 Ft	
Family Room	Main	2.89 M X 5.49 M	9.48 Ft x 18.01 Ft	
Primary Bedroom	Main	2.92 M X 4.02 M	9.58 Ft x 13.18 Ft	
Utility Room	Main	3.23 M X 1.55 M	10.59 Ft x 5.08 Ft	
Bedroom	Second	3.41 M X 3.08 M	11.18 Ft x 10.10 Ft	
Bedroom	Second	3.57 M X 3.08 M	11.71 Ft x 10.10 Ft	
Bedroom	Second	3.57 M X 3.08 M	11.71 Ft x 10.10 Ft	
Bathroom	Main			2
Bathroom	Second			4

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