

# Property Client Full

## 26 Greenwood Crescent, Kawartha Lakes, Ontario K0M 1T0

Listing

**26 Greenwood Cres Kawartha Lakes**

**Active / Residential Freehold / Detached**

MLS®#: **X12033056**

List Price: **\$1,299,999**

**Price Decrease**



### Kawartha Lakes/Kawartha Lakes/Carden

Tax Amt/Yr: **\$4,112.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **46**  
Legal Desc: **LT 62 PL 508 CITY OF KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **12+0**  
Fractional Ownership: BR BR+: **3(3+0)**  
Assignment: Baths (F+H): **2(1+1)**  
Link: **No** SF Range: **1100-1500**  
Storeys: **1.0** SF Source:  
Lot Irreg: Lot Acres: **< 0.50**  
Lot Front: **80.00** Fronting On: **E**  
Lot Depth: **202.00**  
Lot Size Code: **Feet**

Zoning: **RR3**

Dir/Cross St: **County Rd 48/Bolsover Road**

PIN #: **631700293**

Holdover: **90**

Possession: **Flexible**

ARN #: **165116005003567**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **No**  
Basement: **Yes/Finished, Full**  
Fireplace/Stv: **No**  
Interior Feat: **Water Treatment**  
Heat: **Electric, Heat Pump**  
A/C: **Yes/Central Air**  
Central Vac: **No**  
Apx Age: **31-50**  
POTL/Mnth Fee: **No**  
Property Feat: **Golf, Lake/Pond**  
Exterior Feat: **Deck, Patio**  
Roof: **Metal**  
Foundation: **Concrete Block**  
Soil Type:

Exterior: **Stone, Vinyl Siding**  
Drive: **Pvt Double**  
Garage: **Yes**  
Gar/Gar Spcs: **Attached Garage/2.0**  
Drive Pk Spcs: **6.00**  
Tot Pk Spcs: **8.00**  
Pool: **None**  
Room Size:  
Rural Services: **Garbage Pickup, Internet High Speed, Underground Wiring**  
Security Feat:

Utilities: **No Gas, Hydro, No Sewers, No Cable**  
Water: **Municipal**  
Water Meter:  
Waterfront Feat: **Trent System**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized: **Fully**

Alternate Power: **Unknown**

Water Name: **Canal Lake**

Waterfront Y/N: **Yes**

Water Struct:

Water Features: **Trent System**

Under Contract: **Hot Water Tank-Electric**

Access To Property: **Yr Rnd Municipal Rd**

Shoreline: **Clean**

Shoreline Road Allowance: **None**

Docking Type: **Private**

View: **Lake**

Waterfront: **Direct**  
Easements/Restr: **Unknown**

Waterfront Frontage (M): **80.00**

Dev Charges Paid: **No**

HST App To SP: **Not Subject to HST**

Shoreline Exposure: **East**

Water View: **Direct**  
Lot Shape: **Rectangular**

Channel Name:  
Lot Size Source:

### Remarks/Directions

Client Rmks: **This comprehensively updated and immaculately maintained lake house offers all that is great about waterfront living while residing within easy commuting distance to the northern GTA. Located in the friendly community of Western Trent on the desirable south-western shore of Canal Lake, the property provides 80 ft of waterfront on a level lot with lovely vistas to the opposite shore. The home features over 2,200 sq ft of living space including the fully finished basement, and has a brand new feel owing to the long list of recent renovations including all new stone and vinyl siding, metal roof, and a new double attached drive-through garage with a paved driveway. Interior renovations include a new kitchen and appliances, new flooring, ceilings, crown molding, California shutters, and a new sliding door that leads to a rebuilt multi-level deck and patio. The home is exceptionally energy efficient with upgraded insulation and a newer (2018) heat pump and electric furnace. Both the roadside and waterside yards have been professionally landscaped, and mature trees along the lot lines ensure excellent privacy. The living is easy here as the municipality provides the water supply, weekly garbage collection and timely snow clearing along paved Greenwood Crescent. Canal Lake has excellent fishing, and one can access the entire Trent-Severn waterway from the dock. The Western Trent Golf Course is a two-minute drive away. There is a lengthy list of inclusions as a bonus.**

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

Prepared By: **DAVID DONAIS, Broker of Record**

Date Prepared: **05/05/2025**