

Property Client Full

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

Listing

103 Shadow Lake 2 Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12183107**

List Price: **\$749,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$3,484.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **LT 4 PL 204 S/T & T/W R287017; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **10+0**
Fractional Ownership: **BR BR+: 4(4+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **171.00** Fronting On: **E**
Lot Depth: **90.00**
Lot Size Code: **Feet**

Zoning: **LSR**

Dir/Cross St: **Hwy 35 and County Rd 45 (Monck Rd)**

Next OH: **Public: Sun Jun 1, 11:00AM-1:00PM**

PIN #: **631201010**

ARN #: **165131004020300**

Contact After Exp: **No**

Holdover: **90**

Possession: **Flexible**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **No/None**
Basement: **No/None**
Fireplace/Stv: **Yes**
Fireplace Feat: **Wood Stove**
Interior Feat: **Water Heater Owned**
Heat: **Baseboard, Electric**
A/C: **No/None**
Central Vac: **No**
Apx Age: **51-99**
Property Feat: **Lake/Pond**
Exterior Feat: **Deck**
Roof: **Asphalt Shingle**
Foundation: **Piers**
Soil Type:
Alternate Power: **None**
Waterfront Y/N: **No**
Water Struct: **Bunkie**
Water Features: **Beachfront, Dock**
Under Contract:
Access To Property: **Private Road**
Shoreline: **Sandy**
Shoreline Road Allowance: **None**
Docking Type: **Private**
View: **Lake**

Exterior: **Vinyl Siding**
Drive: **Private**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **3.00**
Tot Pk Spcs: **3.00**
Pool: **None**
Room Size:
Rural Services: **Garbage Pickup**
Security Feat:

Water: **Other**
Water Sup Type: **Lake/River**
Water Supply: **UV System**
Water Meter:
Waterfront Feat: **Beachfront, Dock**
Waterfront Struc: **Bunkie**
Well Capacity:
Well Depth:
Sewers: **Tank**
Special Desig: **Unknown**
Farm Features:
Winterized: **No**

Waterfront: **Direct** Waterfront Frontage (M): **52.00**
Easements/Restr: **Easement, Right of Way**

Dev Charges Paid:

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

Shoreline Exposure: **East**

Water View: **Direct**
Lot Shape: **Irregular**

Channel Name:
Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Shadow Lake is blessed with many classic cottages and this is one of the finest examples. Located near the tip of a south-facing point, the property has a very generous 171 ft of child-friendly sandy waterfront that provides exceptional privacy. The cottage is ideally sited close to the shoreline and features an expansive deck and sunroom that provides perfect vantage points for observing young swimmers and lovely south-eastern vistas down the expanse of Shadow Lake. The cottage, which was built in 1932 and has been in the same family ever since, has been lovingly maintained and upgraded over the decades, including a substantial addition in the 1990s, steel beams under the cottage, low maintenance vinyl siding, interior insulation, and beautiful cedar walls and vaulted ceilings that exude a bright, airy cottage vibe. The four bedrooms, sofa-bed in the living room, and the upper-level bedroom in the waterside bunkie provide ample capacity for friends and family. The lot is mostly treed, natural, and low maintenance, with a level lawn play area and fire pit next to the water. The property is being sold turn-key with almost all furniture and furnishings included, and a short closing is possible.**

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **05/30/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.02 M X 3.54 M	9.90 Ft x 11.61 Ft		
Dining Room	Main	3.54 M X 3.23 M	11.61 Ft x 10.59 Ft		
Kitchen	Main	2.77 M X 3.81 M	9.08 Ft x 12.49 Ft		

Bedroom	Main	2.83 M X 4.39 M	9.28 Ft x 14.40 Ft
Bedroom	Main	2.9 M X 1.4 M	9.51 Ft x 4.59 Ft
Bedroom	Main	2.87 M X 2.29 M	9.41 Ft x 7.51 Ft
Bedroom	Main	2.92 M X 2.29 M	9.58 Ft x 7.51 Ft
Sunroom	Main	3.05 M X 2.29 M	10.00 Ft x 7.51 Ft
Utility Room	Main	0.79 M X 0.88 M	2.59 Ft x 2.88 Ft
Bathroom	Main		