

Property Client Full

11 Woodworth Drive, Kawartha Lakes, Ontario K0M 1A0

Listing

11 Woodworth Dr Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12146668**

List Price: **\$1,375,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: **\$5,876.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LT 10 PL 563 CITY OF KAWARTHA LAKES**

Style: **2 Storey** Rooms Rooms+: **12+0**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 2(1+1)**
Link: **No** SF Range: **1500-2000**
Stores: **2.0** SF Source:
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **145.00** Fronting On: **W**
Lot Depth: **420.00**
Lot Size Code: **Feet**
Zoning: **RR3**
Dir/Cross St: **County Road 44/Island Drive**

PIN #: **631201160** ARN #: **165131002076116** Contact After Exp: **No**
Holdover: **90**
Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Wood	Utilities: No Gas, Hydro, No Sewers,
Fam Rm: No	Drive: Private	No Cable
Basement: Yes/Crawl Space	Garage: No	Water: Well
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water Inc: Drilled Well
Fireplace Feat: Living Room	Drive Pk Spcs: 5.00	Water Meter: Waterfront Feat::Dock
Interior Feat: Water Heater Owned, Water Softener	Tot Pk Spcs: 5.00	Waterfront Struc: Well Capacity: 10.00
Heat: Forced Air, Propane	Pool: None	Well Depth: Well Depth:
A/C: Yes/Central Air	Room Size: Garbage Pickup, Internet High Speed	Sewers: Septic
Central Vac: No	Rural Services: Security Feat:	Special Desig: Unknown
Apex Age: 31-50		Farm Features: Fully
Property Feat: Deck, Seasonal Living		Winterized: Fully
Exterior Feat: Asphalt Shingle		
Roof: Concrete Block		
Foundation: Soil Type:		
Soil Type: Alternate Power: None		
Water Name: Four Mile Lake		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M): 145.00
Water Struct: Waterfront: Direct	Easements/Restr: Unknown	
Water Features: Dock		
Under Contract: Dev Charges Paid:		HST App To SP: Not Subject to HST
Access To Property: Public Road		
Shoreline: Natural, Soft Bottom	Shoreline Exposure: West	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape: Irregular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **This is a remarkably beautiful Four Mile Lake property that has been thoughtfully designed to be enjoyable in every season. The large, level 1.6 acre lot with 145 ft of west-facing waterfront provides exquisite privacy, smooth granite outcroppings and a wonderful sense of connection to the natural surroundings. The lovely cottage has had \$200,000 in recent upgrades, including a new Waterloo Biofilter septic system (2017), heat pump/furnace (2018), well and water treatment systems (2019/2020), and numerous cosmetic enhancements. The living, dining, kitchen and powder rooms are on the main level, along with a wrap-around deck and a very spacious sun room in a woodland setting with new vinyl/screened stacking windows. Three bedrooms including the Primary and a luxurious 4 pc bathroom are on the upper level, and a finished loft provides extra living space. The waterfront studio is also spectacular, with an expansive seasonal living area on the upper level, a lakeside sitting room on the lower level for perfect sunset viewing, and a spacious storage room with a newly installed ECO toilet. Most furniture, which is of exceptional quality, is included.**

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **05/14/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.25 M X 3.53 M	20.50 Ft x 11.58 Ft		

Kitchen	Main	3.66 M X 3.56 M	12.00 Ft x 11.67 Ft	
Dining Room	Main	2.51 M X 4.16 M	8.23 Ft x 13.64 Ft	
Sunroom	Main	6.93 M X 3.53 M	22.73 Ft x 11.58 Ft	
Laundry	Main	2.51 M X 2.89 M	8.23 Ft x 9.48 Ft	
Foyer	Main	3.61 M X 2.31 M	11.84 Ft x 7.57 Ft	
Bedroom	Second	5.11 M X 3.51 M	16.76 Ft x 11.51 Ft	
Bedroom	Second	2.56 M X 3.53 M	8.39 Ft x 11.58 Ft	
Bedroom	Second	4.14 M X 2.92 M	13.58 Ft x 9.58 Ft	
Loft	Third	8.79 M X 3.43 M	28.83 Ft x 11.25 Ft	
Bathroom	Main			2
Bathroom	Second			4

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