

Property Client Full

32 South Fork Drive, Kawartha Lakes, Ontario K0M 1K0

Listing

32 South Fork Dr Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12202855**

List Price: **\$1,199,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: **\$6,449.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **3**
Legal Desc: **LT 3 PL 424; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **10+0**
Fractional Ownership: **BR BR+: 4(4+0)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **1100-1500**
Stores: **1.0** SF Source:
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **85.00** Fronting On: **S**
Lot Depth: **302.00**
Lot Size Code: **Feet**
Zoning: **LSR**
Dir/Cross St: **Highway 35 and Lightning Point Road**

PIN #: **631180511** ARN #: **165131005025800** Contact After Exp: **No**
Holdover: **90**
Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Drive: Private	Water: Well
Fam Rm: No	Garage: Yes	Water Sup Type: Drilled Well
Basement: No/None	Gar/Gar Spcs: Detached Garage/1.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 5.00	Waterfront Feat: Dock
Fireplace Feat: Wood	Tot Pk Spcs: 6.00	Waterfront Struc:
Interior Feat: Water Heater Owned	Pool: None	Well Capacity:
Heat: Baseboard, Electric	Room Size:	Well Depth:
A/C: No/None	Rural Services: Garbage Pickup	Sewers: Septic
Central Vac: No	Security Feat:	Special Desig: Unknown
Apx Age: 51-99		Farm Features:
Property Feat: Lake/Pond		Winterized: Fully
Exterior Feat: Deck, Hot Tub		
Roof: Asphalt Shingle		
Foundation: Concrete Block		
Soil Type:		
Alternate Power: Unknown		
Water Name: Balsam Lake		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M): 25.91
Water Struct:	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: Sandy, Shallow	Shoreline Exposure: South/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 Balsam Lake four season cottage has many attributes that make it ideal for family gatherings. The property is level and large at just under one acre in size with an expansive waterside lawn that is perfect for outdoor activities. The shoreline is sandy and wade-in, and its south-west exposure ensures all-day sun, while its location in a bay provides good protection from wind, waves and boat traffic. The cottage has a very spacious and open living, kitchen and dining area, with a wood burning granite fireplace as a centerpiece. A walk-out from the living room leads to a large deck with a spa and a screened room for outdoor dining and evening gatherings. There are four spacious bedrooms, two updated bathrooms and laundry facilities. Outside are a single detached garage and a waterside storage shed. Services and shopping in Coboconk and Fenelon Falls is within an easy drive. The property is being sold turn-key with most 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: **06/09/2025**

Rooms

MLS®#: **X12202855**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.13 M X 4.6 M	20.11 Ft x 15.09 Ft		
Kitchen	Main	6.13 M X 3.66 M	20.11 Ft x 12.00 Ft		
Bedroom	Main	3.57 M X 3.41 M	11.71 Ft x 11.18 Ft		
Bedroom	Main	3.63 M X 3.41 M	11.90 Ft x 11.18 Ft		

Bedroom	Main	2.93 M X 2.87 M	9.61 Ft x 9.41 Ft	
Bedroom	Main	2.99 M X 2.87 M	9.80 Ft x 9.41 Ft	
Sunroom	Main	4.69 M X 4.75 M	15.38 Ft x 15.58 Ft	
Utility Room	Main	1.16 M X 2.16 M	3.80 Ft x 7.08 Ft	
Bathroom	Main			4
Bathroom	Main			3

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