

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	0
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
Storeys:	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 Date:			
Possession:	Flexible				
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	Waterfront:	Direct	Waterfront Frontage (M):	25.91
Roof:	Asphalt Shingle	Easements/Restr:	Unknown		
Foundation:	Concrete Block	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Soil Type:		Shoreline Exposure:	South/West		
Alternate Power:	Unknown	Water View:	Direct	Channel Name:	
Water Name:	Balsam Lake	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse
Waterfront Y/N:	Yes	Remarks/Directions			
Water Struc:					
Water Features:	Dock				
Under Contract:					
Access To Property:	Public Road				
Shoreline:	Sandy, Shallow				
Shoreline Road Allowance:	None				
Docking Type:	Private				
View:	Lake				

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 centrepiece. 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 and two updated bathrooms. Services and shopping in Cobocok 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: **06/06/2025**

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

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025