

Property Client Full

82 Kozy Kove Road, Kawartha Lakes, Ontario K0M 1C0

Listing

82 Kozy Kove Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X12194382

List Price: \$495,000

New Listing



Kawartha Lakes/Kawartha Lakes

Tax Amt/Yr: \$2,701.00/2024 Transaction: Sale
SPIS: No DOM: 0
Legal Desc: LT 14 PL 399; KAWARTHA LAKES

Style: Bungalow Rooms Rooms+: 9+0
Fractional Ownership: BR BR+: 3(3+0)
Assignment: Baths (F+H): 1(1+0)
Link: No SF Range: 1100-1500
Stores: 1.0 SF Source:
Lot Irreg: Lot Acres: < 0.50
Lot Front: 80.00 Fronting On: N
Lot Depth: 190.00
Lot Size Code: Feet
Zoning: LSR-F
Dir/Cross St: County Road 121 and Kozy Kove Road

PIN #: 631190585 ARN #: 165131002041200 Contact After Exp: No
Holdover: 90
Possession: Flexible Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Vinyl Siding	Water: Other
Fam Rm: No	Drive: Private	Water Sup Type: Lake/River
Basement: Yes/Crawl Space	Garage: Yes	Water Supply: UV System
Fireplace/Stv: Yes	Gar/Gar Spcs: Detached Garage/1.0	Water Meter:
Fireplace Feat: Propane	Drive Pk Spcs: 6.00	Waterfront Feat: Riverfront, Trent System
Interior Feat: Carpet Free, Water Heater	Tot Pk Spcs: 7.00	Waterfront Struc:
Owned, Water Treatment	Pool: None	Well Capacity:
Heat: Propane, Radiant	Room Size:	Well Depth:
A/C: No/None	Rural Services: Garbage Pickup	Sewers: Septic
Central Vac: No	Security Feat:	Special Desig: Unknown
Apex Age: 51-99		Farm Features:
Property Feat: River/Stream		Winterized: No
Exterior Feat: Deck		
Roof: Metal		
Foundation: Piers		
Soil Type:		
Alternate Power: Unknown		
Water Name: Burnt River	Waterfront: Direct	Waterfront Frontage (M): 24.38
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct:		
Water Features: Riverfront, Trent System		
Under Contract: Propane Tank	Dev Charges Paid:	HST App To SP: Not Subject to HST
Access To Property: Public Road		
Shoreline: Clean, Deep	Shoreline Exposure: North/West	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Forest, River	Lot Shape: Rectangular	Lot Size Source: Survey

Remarks/Directions

Client Rmks: This Burnt River cottage property has been thoughtfully designed to take full advantage of its location near the river's edge. Whether you are relaxing in the riverside gazebo, soaking in the wood-fired cedar hot tub, diving off the dock into the deep, weed-free waters or lounging in the living room or Primary, you will be entranced by the idyllic and private vistas of the gentle-flowing river and the undeveloped shoreline across. The spacious 3-bedroom cottage with over 1,300 sq. ft. of living space has a bright palette that has been masterfully furnished to exude a soothing and contemporary vibe. In addition to the newer gazebo and hot tub, recent practical enhancements include a new septic system (2020), new pot lights and ceiling fans in main living areas and Primary (2023), new fridge (2024), and new gutters with debris covers (2025). The back yard is large and level and ideal for any number of outdoor activities. A single detached garage and two sheds provide plenty of storage space. The cottage has been used on a seasonal basis and is heated by a propane stove. Services in Cobocok or Fenelon Falls are within an easy drive.

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

Prepared By: BRENDA CARROLL, Administrator

Date Prepared: 06/04/2025

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.54 M X 5.12 M	14.89 Ft x 16.79 Ft		
Dining Room	Main	3.47 M X 5.52 M	11.38 Ft x 18.11 Ft		

Kitchen	Main	2.35 M X 3.78 M	7.70 Ft x 12.40 Ft
Bedroom	Main	4.48 M X 4.66 M	14.69 Ft x 15.28 Ft
Bedroom	Main	2.83 M X 2.47 M	9.28 Ft x 8.10 Ft
Bedroom	Main	2.35 M X 4.94 M	7.70 Ft x 16.20 Ft
Other	Main	1.46 M X 1.01 M	4.79 Ft x 3.31 Ft
Foyer	Main	4.27 M X 2.38 M	14.00 Ft x 7.80 Ft
Bathroom	Main		