

Property Client Full

11 Woodworth Drive, Kawartha Lakes, Ontario K0M 1A0

Listing

11 Woodworth Dr Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12243618**

List Price: **\$1,275,000**

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**
Holdover: **90**
Possession: **Flexible**

ARN #: **165131002076116** Contact After Exp: **No**
Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **Yes/Crawl Space**
Basement: **Yes**
Fireplace/Stv: **Living Room**
Fireplace Feat: **Water Heater Owned,**
Interior Feat: **Water Softener**
Heat: **Forced Air, Propane**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **31-50**
Property Feat: **Deck, Seasonal Living**
Exterior Feat: **Asphalt Shingle**
Roof: **Concrete Block**
Foundation: **Soil Type:**
Alternate Power: **None**
Water Name: **Four Mile Lake**
Waterfront Y/N: **Yes**
Water Struct: **Waterfront: Direct**
Water Features: **Easements/Restr: Unknown**
Under Contract: **Dev Charges Paid:**
Access To Property: **Public Road**
Shoreline: **Shoreline Exposure: West**
Shoreline Road Allowance: **None**
Docking Type: **Private**
View: **Lake**

Exterior: **Wood**
Drive: **Private**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **5.00**
Tot Pk Spcs: **5.00**
Pool: **None**
Room Size: **Garbage Pickup,**
Rural Services: **Internet High Speed**
Security Feat:

Utilities: **No Gas, Hydro, No Sewers,**
No Cable
Water: **Well**
Water Sup Type: **Drilled Well**
Water Meter: **Waterfront Feat: Dock**
Waterfront Struct: **Well Capacity: 10.00**
Well Depth: **Well Depth:**
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features: **Winterized: Fully**

Waterfront Frontage (M): **145.00**

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

Channel Name:
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: **06/25/2025**

Rooms

MLS®#: **X12243618**

| 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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