

\$1,299,000 - 31 Shadow Lake 40 Road, Kawartha Lakes (somerville)

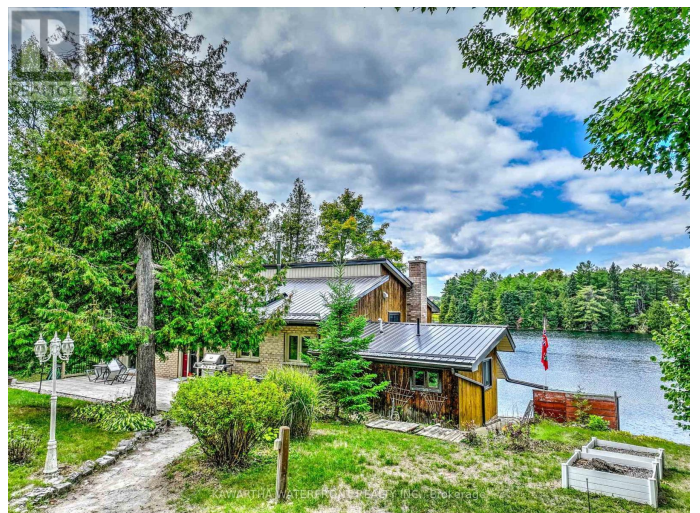
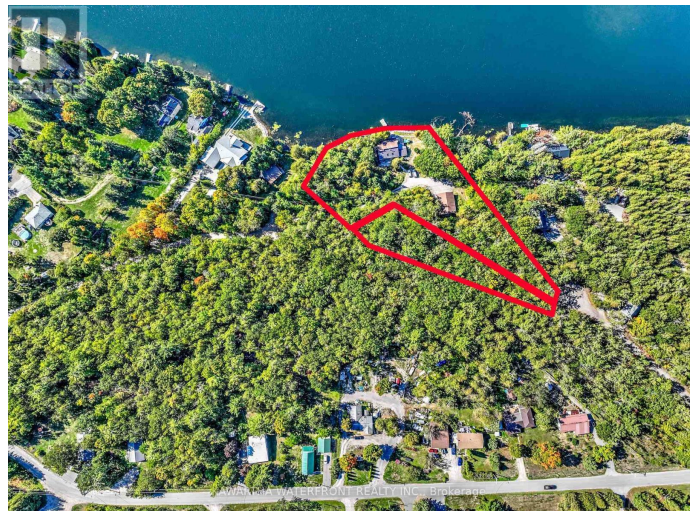
MLS® #X12461344

\$1,299,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Somerville, Kawartha Lakes (somerville),
Ontario

This is a unique property with many attractive features that is ideal for those looking for an updated and comfortable waterfront home or weekend getaway with plenty of space for family and guests. The property consists of two separately deeded lots on just under two acres on a lake-like widening of the Gull River just before it passes through Coboconk. The property provides 228 feet of west-facing, dive-off-the-dock waterfront, exceptional privacy, boat access to the Shadow Lake System, and easy access via a municipal road to town shopping and services a short distance away. The home has four bedrooms, three bathrooms and over 2,500 sq ft of living area on two levels, highlighted by a spectacular kitchen on the main level and a lower level living room with floor-to-ceiling windows that takes full advantage of the home's location close to the waterfront to provide stunning vistas across the water. Other highlights include a large laundry room and pantry off the kitchen, an updated 5 pc bathroom, a spacious back yard patio, and lovely waterside stonework. New appliances (washer/dryer/dishwasher/microwave) have recently been installed. The newer (2014) garage is large, high-ceilinged and has an insulated workshop. Most furniture, including a few pieces in the garage, is included in the sale. (id:6289)



Essential Information

Listing #	X12461344
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	31 Shadow Lake 40 Road
Subdivision	Somerville
City	Kawartha Lakes (somerville)
Province	Ontario
Postal Code	K0M1K0

Amenities

Amenities	Fireplace(s)
Features	Cul-de-sac, Wooded area, Irregular lot size, Sloping
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, All, Furniture, Window Coverings
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Wood
Lot Description	228 x 374 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office KAWARTHA WATERFRONT REALTY INC.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 3:16pm PDT