

\$1,250,000 - 47 North Water Street, Kawartha Lakes (bexley)

MLS® #X12439587

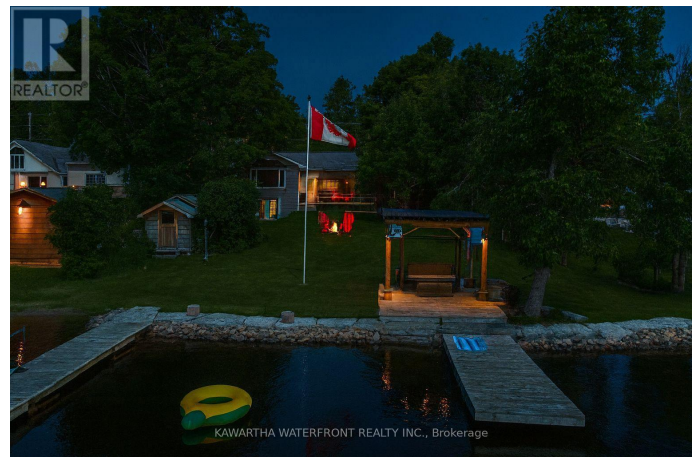
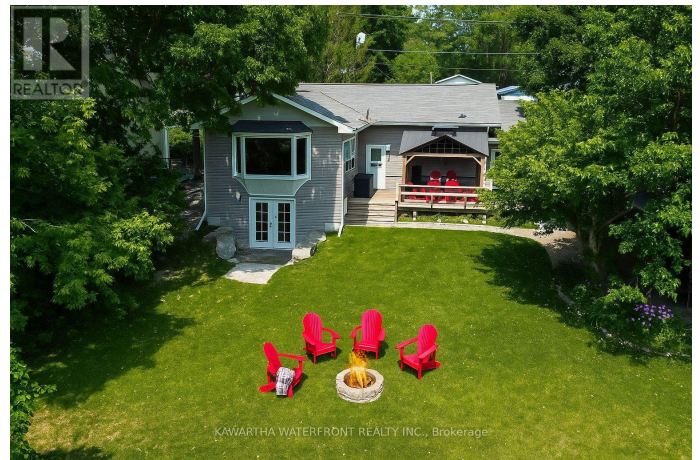
\$1,250,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Bexley, Kawartha Lakes (bexley), Ontario

Cottage Comfort Meets In Town Convenience.

Massive lakeside addition with main-level living room & walk-out recreation room on the lower leve (2015, with permit), 3 bedrooms + office, 2 bathrooms, updated kitchen, laundry/furnace rooms, Sauna for cozy winter wellness. Shoreline stabilization & armour stone (2015, with permit), Pergola retreat, lakeside storage shed & a charming bunkie for guests. Wake up to the shimmer of water just steps from your door and enjoy the magic of cottage-country living, all while keeping the comforts of town close by. This in-town waterfront property delivers the best of both worlds: Peaceful Gull River frontage with ~5 ft depth at the dock perfect for boating, swimming & water sports. Walkable convenience shops, schools, clubs, restaurants, and community events all nearby. Picture crisp fall mornings paddling calm waters, afternoons cruising into Balsam Lake via the Trent-Severn Waterway, and evenings by the fire after dining at your favourite local restaurant. By winter, you'll be set for sauna sessions, snowy views, and fireside nights in your own four-season retreat. This home or cottage is more than just a property its a lifestyle. A rare blend of nature and neighbourhood that delivers four-season fun, year-round comfort, and endless memories waiting to be made. Don't wait until spring and regret it. Now is the time to secure your



waterfront dream before winter arrives.
(id:6289)

Essential Information

Listing #	X12439587
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	47 North Water Street
Subdivision	Bexley
City	Kawartha Lakes (bexley)
Province	Ontario
Postal Code	K0M1K0

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Treatment, Water Heater, Furniture, Sauna
Heating	Oil Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding, Concrete Block
Lot Description	75 x 135 Acre under 1/2 acre
Foundation	Block

Listing Details

Listing Office	KAWARTHA WATERFRONT REALTY INC.
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Listing information last updated on October 16th, 2025 at 5:16pm EDT