

\$1,199,000 - 25 Government Dock Road, Kawartha Lakes (somerville)

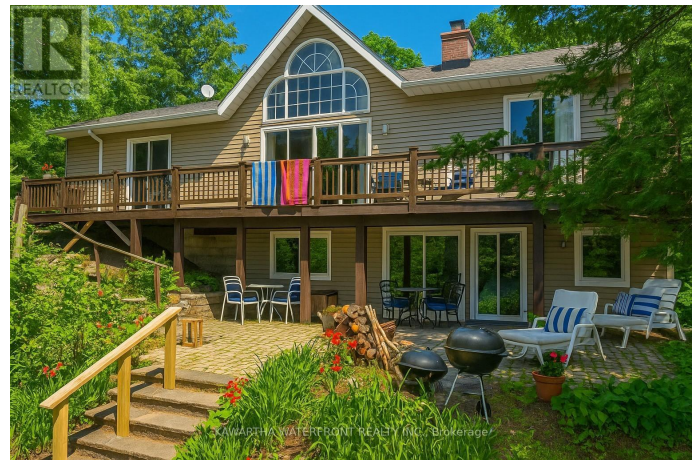
MLS® #X12439762

\$1,199,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Somerville, Kawartha Lakes (somerville),
Ontario

3,000 Sq. Ft. riverfront retreat paired with Four-Season Cottage Living. Step into 3,000 sq. ft. of thoughtfully designed living space where cottage comfort meets year-round convenience. This spacious home or cottage offers a main level with 3 bedrooms, a full bath, a bright open-concept great room, dining area & kitchen. Expansive windows frame the Gull River like living art. Walk out to the riverside deck for coffee at sunrise & fall colours in full view. Direct 2 car garage-to-kitchen access for easy grocery days, rain or snow. The lower level is equally spacious and offers a bedroom, large office, full bath, family room & adjoining games/dining area. Wood-burning fireplaces on both levels for cozy fall and winter nights. Versatile laundry room, cold cellar & storage with potential to create an in-law suite or multi-generational retreat. The outside boasts many living spaces for activity and relaxation. 160 ft of private Gull River frontage with granite bottom & deep waters. Swim to the natural sandbar or dock your boat with direct access to Shadow Lake. Flat lawn for barbecues, games & gatherings. Private courtyard with chiminea perfect for crisp fall evenings & hot drinks under the stars. Here, the steady roar of the falls becomes your soundtrack, blending with crackling fires, golden leaves, and snowy winter mornings to



create a home that's as magical as it is practical. Waterski, tube, paddle at sunset, or simply relax every season, offers a reason to stay. Almost forgot, the detached garage is perfect toy storage or workshop! Don't wait until spring with this much space, character, and direct water access; now is the time to make it yours. Buying today gives you the winter months to prepare, set up, and make it truly your own, so you'll be ready to welcome family and friends with ease when spring and summer arrive. (id:6289)

Essential Information

Listing #	X12439762
Price	\$1,199,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	25 Government Dock Road
Subdivision	Somerville
City	Kawartha Lakes (somerville)
Province	Ontario
Postal Code	K0M2L0

Amenities

Amenities	Beach, Golf Nearby, Place of Worship, Schools, Fireplace(s)
Utilities	Cable, Electricity, Wireless
Features	Irregular lot size, Sloping, Flat site, Conservation/green belt
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances	Water Heater, Water Treatment, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Electric Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	125 x 73.9 FT ; Irregular under 1/2 acre
Foundation	Block

Listing Details

Listing Office KAWARTHA WATERFRONT REALTY INC.



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