



25 GOVERNMENT DOCK ROAD



GULL RIVER



Waterfront Living in Every Season

25 GOVERNMENT DOCK ROAD | KAWARTHA LAKES



160 FT.
of private
Gull River
waterfront



Direct boating
access to
Shadow Lake



**4-bedroom,
2-bathroom**
home



Over **3,000**
sq. ft. of
living space



Attached
2-car garage
plus detached
garage



Enjoy in
every season –
swimming, boating,
ATV and snowmobile
trails nearby



Spacious main
level with 3 bedrooms
and open-concept
kitchen, dining
and great room



Finished walkout
lower level with
4th bedroom, full bath,
family room, office
and games area



Fireplaces
on both levels



Riverside deck,
private courtyard
with chiminea
and level lawn



Clean granite
shoreline and
natural sandbar



Minutes to
Norland & Coboconk
for groceries,
restaurants, services
and the new
Summit Wellness Centre

A Four-Season Waterfront Lifestyle.

MORE SPACE. MORE ADVENTURE. A PLACE TO BELONG.

Approximate *Property Lines*



Approximate Property Lines



A Shoreline for Every Season

From summer days on the dock to brilliant fall colours, enjoy the water, gardens and quiet moments that make every season feel like home.



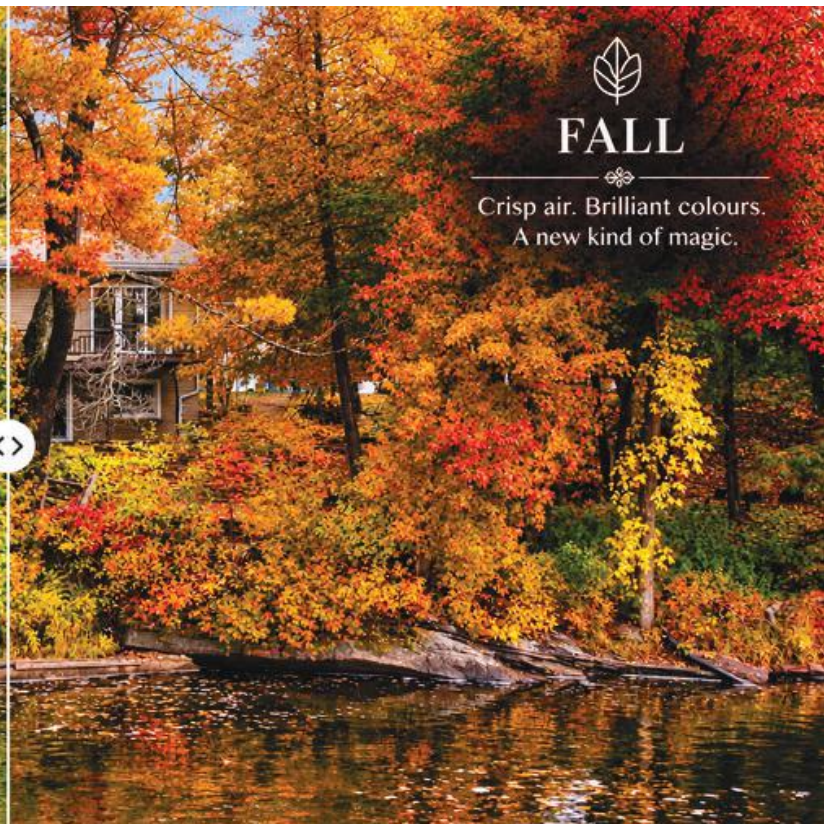
SUMMER

Long days. Warm nights.
Life at the lake.



FALL

Crisp air. Brilliant colours.
A new kind of magic.





A Riverside Retreat with Boating Access into Shadow Lake

160 feet of private waterfront.





A Lower Level Perfect for visiting family, overnight guests, or even a cozy in-law suite.



Virtually Staged





Cottage memories begin right here





Ample Space for all the Cottage Toys





Typical Yearly Costs and Other Property Details

Typical Yearly Costs

- Home insurance (Heartland Farm Mutual): \$3,300
 - 2025 property taxes: \$4,644.32
 - Hydro: approximately \$450/month (\$5,400/year)
-

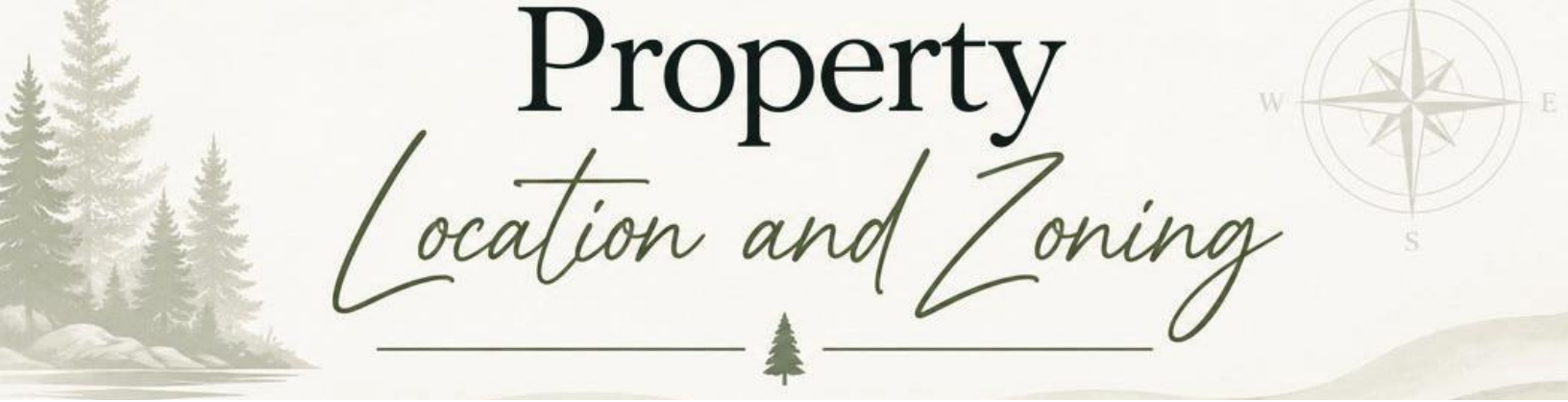
Property Details & Updates

- Water heater: replaced January 2024
- Roof: 2025
- Electric furnace: 22 years old; inspected in 2022
- Furnace service contract with Climate Care
- Septic: pumped in 2022
- Septic lids: green lids replaced several years ago
- Water filtration system: bulb changed June 2025
- Septic pump chamber and pump: replaced recently



Utilities





Zone: RR2 (Rural Residential Type 2)

Planning And Property Web Map Zone Lookup

25 GOVT DOCK RD

Results:2

Legal Description:

PLAN 455 LOT 1

Legacy Township

LAXTON

Ward

Ward 1

GENERALIZED ZONING*

ZONE TYPE*

RR2(100%)

ZONE NAME*

Residential

*Zoning Generalized By Lot.

Refer To Specific **Zoning Bylaw** For

Details and Legal Description.

CONTACT PLANNING

FOR DETAILS

Clear search location

25

50 ft

Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,...

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GeoWarehouse

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Search text

25 GOVERNMENT DOCK F

LRO

In Victoria (57)

Search

Search Comparables

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SCHOOLS

16

Keyboard shortcuts

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100 m

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HoodQ™

Demographics

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Comparables

Tools

SECTION 3

RURAL RESIDENTIAL TYPE TWO (RR2) ZONE

3.1 RR2 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Rural Residential Type Two (RR2) zone, except for one or more of the following uses:

- a. Single detached dwelling
- b. Home occupation
- c. Park

3.2 RR2 ZONE REQUIREMENTS

In a Rural Residential Type Two (RR2) zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- a. Lot Area (min. per d.u.)
 - i. Serviced with municipal sewers and a communal water system 460 sq.m (4,955 sq.ft)
 - ii. Serviced with municipal sewers only 830 sq. m (8,935 sq.ft)
 - iii. Serviced with a communal water system only 1,700 sq.m (18,300 sq.ft)
 - iv. Serviced with a private well and private waste disposal system 2,000 sq.m (21,530 sq.ft)
- b. Lot Frontage (min.)
 - i. Serviced with municipal sewers and communal water system 15 m (50 ft)
 - ii. Serviced with municipal sewers only 17 m (55 ft)
 - iii. Serviced with a communal water system only 25 m (82 ft)
 - iv. Serviced with a private well and private waste disposal system 30 m (100 ft)
 - v. Notwithstanding preceding clauses "i." through "iv.", any lot with a shore lot line 30 m (100 ft)
- c. Minimum front yard 7.5 m (25 ft)
- d. Minimum rear yard 7.5 m (25 ft)
- e. Minimum flankage yard 7.5 m (25 ft)
- f. Minimum water setback 15 m (50 ft)
- g. Maximum lot coverage 30 %
- h. Maximum height 11 m (36 ft)
- i. Minimum dwelling unit floor area 60 sq.m (645 sq.ft)

- j. Minimum side yard: shall be 3 metres (9.8 ft) on one side, 1.2 metres (4 ft) on the other side plus 1 metre (3.3 ft) for each additional or partial storey above the first.
- k. Maximum number of dwelling units per lot 1

3.3 RR2 EXCEPTION ZONES

3.3.1 RURAL RESIDENTIAL TYPE TWO EXCEPTION ONE (RR2-1) ZONE (Lot 36, Front Range)

- a. Notwithstanding articles 3.2 a., b. and j., land zoned "RR2-1" shall be subject to the following zone requirements:
 - i. Minimum lot area 3,000 sq.m (32,295 sq.ft)
 - ii. Minimum lot frontage 80 m (263 ft)
 - iii. Minimum eastern side yard 12 m (40 ft)
 - iv. Minimum western side yard 22.9 m (75 ft)

3.3.2 RURAL RESIDENTIAL TYPE TWO EXCEPTION TWO (RR2-2) ZONE (Lot 7, Con B)

- a. Notwithstanding articles 3.2 a. and b., land zoned "RR2-2" shall be subject to the following zone requirements:
 - i. Minimum lot area 1,951 sq.m (21,000 sq.ft)
 - ii. Minimum lot frontage 27 m (90 ft)

3.3.3 RURAL RESIDENTIAL TYPE TWO EXCEPTION THREE (RR2-3) ZONE (Lot 39, Front Range)

- a. Notwithstanding articles 3.2 a., c. and e., land zoned "RR2-3" shall be subject to the following zone requirements:
 - i. Minimum lot area 1,850 sq.m (19,915 sq.ft)
 - ii. Minimum front yard 9 m (30 ft)
 - iii. Minimum flankage yard 9 m (30 ft)

3.3.4 RURAL RESIDENTIAL TYPE TWO EXCEPTION FOUR (RR2-4) ZONE (Lot 2, Con 14)

- a. Notwithstanding articles 3.2 a., b., i. and j., land zoned "RR2-4" shall be subject to the following zone requirements:
 - i. Minimum lot area 3,344 sq.m (36,000 sq.ft)
 - ii. Minimum lot frontage 55 m (180 ft)
 - iii. Minimum side yard 4.5 m (15 ft)
 - iv. Minimum dwelling unit area 59 sq.m (635 sq.ft)