

CHARMING LAKESIDE COMMUNITY  
**25 GOVERNMENT DOCK ROAD**

*Cottage country calm, one ripple at a time*



- 0.332 Acres
- 5 Bedrooms
- 2 Baths
- Four Season Home
- 160 Ft of Waterfront

**SCAN  
ME!**



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Found On Realtor.ca  
MLS#xxxxxxxxx



# Approximate Property Lines





“

Tucked along the river's edge, right where the water rushes over the dam, this cottage/home captures the true essence of cottage country living. The steady roar of the falls becomes the soundtrack to your days, creating a peaceful rhythm that blends perfectly with the natural surroundings.

”

A riverside  
retreat with  
boating access  
into Shadow Lake



160 feet of private waterfront on the Gull River, your own peaceful slice of cottage country.

Swim across to the **natural sandbar** for sunny afternoons of family fun and laughter.

With direct boat access to Shadow Lake, your **summer adventures are limitless**—waterskiing, tubing, or a quiet paddle at sunset.

It's like having your very own **lazy river** right at the dock—grab a floaty, kick back, and drift downstream without a care in the world.





A Variety of Tranquil  
Locations to Savor  
the Summer  
Months.

- A spacious dock offers the ideal location for diving into the river.
- Relax on your generous deck, where the only soundtrack is the calming sound of the falls and the gentle rustle of the trees.
- Refresh the waterside lounging area, framed by a stunning granite wall.





Spacious property offering numerous opportunities to relish in every season.

A generous, flat lawn that is perfect for horseshoes, family barbecues, and various activities.

The courtyard offers a serene escape from the water, making it an excellent spot to enjoy a good book or gather around the chiminea during the cool autumn evenings.





Carefully  
Crafted  
Retreat  
For Every  
Generation



An open-concept living area  
on the main level fosters  
wonderful family  
experiences.



- 2 Bedrooms
- Large family room
- Large dining / games room space
- 3 piece bath
- Wood burning fireplace
- Spacious cold cellar
- Storage room
- Oversized laundry room with space to add a kitchen

A welcoming lower level, perfect for visiting family, overnight guests, or even a cozy in-law suite.





## Recent Updates

- ☐ Water Heater Replace January 2024
- ☐ Septic Pumped in 2022, Green Lids replaced several years ago
- ☐ Septic pump chamber & pump replaced in XXXX  
Located in lower level by the laundry
- ☐ Water Filtration System: Bulb changed June 2025
- ☐ Roof 2025
- ☐ Electric Furnace inspected in 2022. 22 years old.  
Contract with Climate Care.

## Typical Yearly Costs

- Home insurance (Heartland Farm Mutual) \$3300.00
- 2025 Taxes \$4644.32
- Link Climate Care Furnace Service \$xxxxx
- Hydro ~\$450/month



*Garage with entrance into kitchen*



*Water / Utilities / Laundry Room*





# Location and Zoning

Zone: RR2 (Rural Residential Type 2)

