

Property Client Full

234a Cedar shores Drive, Trent Hills, Ontario K0L 1Z0

Listing

234a Cedar shores Dr Trent Hills

Active / Residential Freehold / Detached

MLS®#: **X13844730**

List Price: **\$659,900**

New Listing

Northumberland/Trent Hills/Rural Trent Hills



Tax Amt/Yr: **\$6,226.46/2026** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PT LT 9 CON 13 SEYMOUR PT 1 TO 6, 38R2651; S/T NC292678; T/W CL50391; TRENT HILLS**

Style: **Bungalow** Rooms Rooms+: **8+0**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source: **Plans**
Lot Irreg: **Lot Acres:**
Lot Front: **147.00** Fronting On: **W**
Lot Depth: **202.00** Builder Name:
Lot Size Code: **Feet**
Dir/Cross St: **Trillium Drive and Cedarshores Dr.**

PIN #: **512100722** ARN #: **143513410015701** Contact After Exp: **No**
Holdover: **90** Survey Year/Type: **1984/Available**
Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm:	1 (1+0) No	Exterior:	Alum Siding	Utilities:	No Gas, Hydro, No Sewers
Basement:	Yes/Unfinished, Walk Out	Garage:	Yes	Water:	Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Detached Garage/2.0	Water Supply Type:	
Fireplace Feat:	Wood	Drive Pk Spcs:	3.00	Water Delivery Feat:	Water Treatment
Interior Feat:	Central Vacuum, Primary Bedroom - Main Floor, Propane Tank, Sump Pump	Tot Pk Spcs:	5.00	Water Meter:	
Parking Feat:	Private	Pool:	None	Waterfront Feat:	Boat Slip, Dock, Trent System
Heat:	Forced Air	Room Size:		Waterfront Struc:	Not Applicable
Heat Source:	Propane	Rural Services:	Cell Services, Telephone Available, Cable, Electrical, Garbage Pickup, Recycling Pckup	Well Capacity:	
A/C:	Yes/Central Air	Security Feat:	Other, Security System	Well Depth:	
Central Vac:	Yes			Sewers:	Septic
Laundry Lev:	Lower			Special Desig:	Unknown
Property Feat:	Clear View, Lake Access, River/Stream, Waterfront, School Bus Route			Farm Features:	
Exterior Feat:	Deck, Fishing, Porch, Year Round Living			Winterized:	
Roof:	Metal				
Foundation:	Block				
Soil Type:					
Alternate Power:	None				
Lease To Own Items:	None				
Water Name:	Trent River	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struc:	Not Applicable				
Water Frontage:	48.40				
Water Features:	Boat Slip, Dock, Trent System				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municipal Rd	Shoreline Exposure:	West		
Shoreline:	Mixed				
Shoreline Road Allowance:	None	Water View:	Direct	Channel Name:	
Docking Type:	Private	Lot Shape:	Irregular	Lot Size Source:	Survey
View:	River				

Remarks/Directions

Client Rmks: **Enjoy life on the Trent River with approximately 159 feet of direct waterfront and a beautiful setting surrounded by mature trees. This 3-bedroom bungalow offers the kind of property that's all about the outdoors, with a spacious yard leading to the water, plenty of room to entertain, and peaceful river views right from home. Inside, the main level offers approximately 958 sq. ft. of interior living space, with three bedrooms, a 4-piece bathroom, kitchen with custom made cabinets with granite countertops, dining area and a spacious living room centered around a wood-burning fireplace. One of the highlights is the impressive 25'7" x 9'8" sunroom, adding nearly 250 sq. ft. of additional space and taking full advantage of the waterfront setting with large windows, a vaulted wood ceiling and access to the deck. The lower level provides approximately 898 sq. ft. of unfinished space with a walkout to the yard, offering excellent storage and plenty of potential for a workshop or future finishing. Outside, you'll find multiple areas to sit and enjoy the property, including the elevated deck and waterside patio. A detached double garage provides valuable space for vehicles, tools and recreational gear. Topped with a durable steel roof, this is a well-established waterfront property with room to make it your own. Whether you're looking for a year-round home or a place to enjoy weekends on the water, 234A Cedarshores Drive offers a rare combination of usable waterfront, mature surroundings and direct access to the Trent River.**

Inclusions: **Fridge/Stove/Microwave/Dishwasher new 2025/Freezer/Lower Fridge/Washer/Dryer, Shed**

Listing Contracted With: **MinCom Kawartha Lakes Realty Inc. 705-743-7355**

Prepared By: Roger Currier, Broker

Date Prepared: 10/01/2026

Rooms

MLS®#: X13844730

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Bedroom	Main	2.98 M X 3.12 M	9.78 Ft x 10.24 Ft		
Bedroom	Main	2.76 M X 3.45 M	9.06 Ft x 11.32 Ft		
Primary Bedroom	Main	3.42 M X 2.79 M	11.22 Ft x 9.15 Ft		
Dining Room	Main	3.1 M X 3.3 M	10.17 Ft x 10.83 Ft		
Kitchen	Main	2.9 M X 2.4 M	9.51 Ft x 7.87 Ft		
Living Room	Main	5.07 M X 3.98 M	16.63 Ft x 13.06 Ft		
Bathroom	Main			4	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026