

# \$1,999,900 - 1015 MELODY HILL Road

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## Listing ID: 40602898

**\$1,999,900**

5 Bedrooms, 4 Bathrooms, 0.73 acres

Single Family

1015 MELODY HILL Road, Torrance,  
Ontario, P0C1M0

Rare Clear Lake cottage in Torrance - only a few cottages sell on this prized lake annually! This large, beloved, family cottage is ideally located walking distance from Clear Lake Brewery, The Cottage Restaurant and The Beer Spa. It hosts a generous 4000sqft of living space including a fully finished walk out basement, 5 bedrooms, 3.5 bathrooms, 4 season Muskoka room, authentic wood fireplace and a soaring lake facing great room. A spacious package ready for you, your friends and family to enjoy or buy and rent out to compliment the locale. A very gradual walk from driveway to lake on your 0.73 acre lot, facing North-East for beautiful sunrises with 89' of clear lake's iconic white sandy shoreline. Clean waterfront with minimal to no weeds, deep enough off the end of the dock to moor boats, this is great for all ages. With the circular driveway there is ample parking for guests and storage of boats and trailers. Well landscaped with great walking paths to and from the water, a large 22KW whole home Generac generator for security when the power goes out. Airy, open concept floorplan that is great for entertaining, complimented with a lakeside sprawling deck for outdoor barbecuing and dining.

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Main floor primary bedroom and laundry make this a great cottage for retirees or those with mobility issues. Year-round private road access and a short distance from the paved municipal road make this easy to access in all seasons. Mature treed lot provides ample privacy from the road and water. Book your showing today to start making memories on Clear Lake!

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Listing Office:Re/Max Professionals North, Brokerage, Gravenhurst