

\$585,000 - 134 CLAM LAKE Road

Listing ID: 40611197

\$585,000

3 Bedrooms, 1 Bathrooms, 0.77 acres

Single Family

134 CLAM LAKE Road, Kearney, Ontario,
P0A1J0

SOLD FIRM, WAITING ON DEPOSIT.

Welcome to your quaint and charming pan-abode home on almost an acre of land on a municipal year round road. Nestled on the picturesque shores of beautiful Clam Lake and just a short drive to Algonquin Park.

With 108' of shoreline, privacy is guaranteed, making this property a tranquil retreat. As you step inside the living room, you'll be greeted by a wall of windows that provide breathtaking views of the lake, filling the living space with loads of natural light. The cozy woodstove creates a warm and inviting ambiance, perfect for those chilly nights, while the propane forced air furnace ensures year-round comfort. The unfinished walk-out basement has an additional bedroom and offers excellent potential for customization, allowing you to create the perfect space to suit your needs. Durable steel roof will provide peace of mind for years to come. The large (16' x 11') dry boathouse at the water's edge would make an excellent bunkie enhancing your lakeside living experience. Additionally, the property features a large 24' x 32' garage/workshop (1999) with a heated loft above 20' x 32', providing ample space for overflow guests or a versatile work area. The only upgrade needed to transform this

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charming cottage into a four-season home is a heated water line or well. Clam Lake is renowned for its deep, clear waters and excellent fishing, making it a paradise for outdoor enthusiasts. This enchanting cottage offers a serene escape from the hustle and bustle of everyday life and is ready to be your perfect getaway. (id:50245)

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Listing Office:Revel Realty Inc., Brokerage, Port Carling