

\$1,499,900 - 842 EMSDALE LAKE Road

Listing ID: 40621767

\$1,499,900

3 Bedrooms, 2 Bathrooms, 2254

Single Family

842 EMSDALE LAKE Road, Kearney,
Ontario, P0A1M0

EMSDALE LAKE, EXECUTIVE YEAR ROUND COTTAGE, PRIVATE SETTING with over 185' of landscaped water frontage with south and western exposure! CLEAR UNOBSTRUCTED BIG LAKE VIEWS, here, WOWZA, you will feel like you are sitting on the water. One floor living with over 2,200 sq. ft. of living space with 3 bedrooms, 2 full baths, sunroom with a fantastic Muskoka room, wowza again with the lake views and vaulted ceiling. Floor to ceiling stone propane fireplace in living/dining room area with vaulted ceilings, big lake views from every window!. Open concept design with over 65' of decking overlooking fantastic lake views. Beautifully landscaped with natural stone granite rockery & perennial gardens, located on a year round Town maintained Road. Kitchen and bathrooms had been updated, & star link hi-speed internet is installed. Forced air furnace with central air, Hepa air filtration system, back up Generac generator, full water filtration system and central vac. All the comforts of home are here! Large laundry room area with storage space and lower level office or den area with stone floor to ceiling fireplace and walk-out. Detached garage for your toys & plenty of parking space to store trailers.

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EMSDALE LAKE is a private spring fed with deep clear waters (clarity 6.8M!!!) with only 29 cottages with no public access! A large portion of the lake has no cottages, and the lake is Lake Trout protected preventing any further development. Crown land access to other uninhabited lakes, portage trail is signed. 10 minutes to the largest small Town of Kearney to LCBO, General Store, Snack Bar, Gas & Propane, Mail, Legion and Restaurants and just 30 minutes to Huntsville. Kearney is the hub for year round outdoor activities from Top D snowmobile trails, ATV club & trails, Regatta with the best fireworks in the District, and the home of the famous Dog Sled races. This truly will tick off all your boxes whether you are looking for a year round cottage or home near Huntsville!
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