

93 WEST CLEAR BAY Road, Galway, Ontario K0M 2A0

Client Full
Active / Residential

93 WEST CLEAR BAY Rd Galway

Listing ID: 40641540
 Price: **\$898,000**



Peterborough/Trent Lakes/Galway/Cavendish Township
Bungalow/House

Water Body: **Crystal Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **927**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **927/LBO provided**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,244.00/2023**

Remarks/Directions

Public Rmks: **This exceptionally well-maintained seasonal property on Crystal Lake has a multitude of desirable features that accentuate all that is wonderful about cottage living. The spacious half acre lot has the rare combination of being gently sloping to the water while quickly transitioning off the shoreline to deep, weed-free, dive-off-the-dock swimming into (as befits the lake's name) crystal-clear water. The 77 ft of south-facing waterfront (which is owned) features a waterside patio, a large platform at the end of the dock, a waterside fire pit and a boat house that is currently used to store water toys. There is an attractive retaining wall along the shoreline with gentle concrete steps to a shallow shelf in the water where young children can safely frolic. The lot is well-treed, ensuring low maintenance, dappled sunlight and excellent privacy. The three-bedroom cottage is set close to the water and features a screened sunroom and adjacent deck that provides perfect views of the waterfront and lake. The main interior living areas are open concept, highlighted by a propane fireplace and a lovely vaulted ceiling that extends to a loft that could be utilized to provide extra sleeping area for the kids. The kitchen and bathroom have been updated, adding to the bright and cheery vibe that exudes from this wonderful cottage. Access to the property is easy from a municipally maintained road. Most furniture and furnishings are included.**

Directions: **County Road 121 to Galway Road to Clear Bay Road to West Clear Bay Road.**

Waterfront

Waterfront Type: Direct Waterfront	Water View: Direct Water View
Waterfront Features: Beach Front	
Dock Type: Private Docking	Boat House: Boat House, Boathouse-Single Slip
Shoreline: Clean, Deep, Hard Bottom	Frontage: 77.00
Shore Rd Allow: Owned	Exposure: South
Channel Name:	Island Y/N: No

Exterior

Exterior Feat: Deck(s), Patio(s), Seasonal Living	Roof: Asphalt Shingle
Construct. Material: Wood	Prop Attached: Detached
Shingles Replaced: 2017	Apx Age: 51-99 Years
Year/Desc/Source: //	Rd Acc Fee:
Property Access: Municipal Road	Winterized: Not Winterized
Other Structures: Shed	
Garage & Parking: Private Drive Single Wide	Garage Spaces:
Parking Spaces: 5	Driveway Spaces: 5.0
Services: High Speed Internet	
Water Source: Lake/River	Sewer: Septic
Lot Size Area/Units: 0.510/Acres	Acres Range: 0.50-1.99
Lot Front (Ft): 77.00	Lot Depth (Ft): 298.00
Location: Rural	Lot Irregularities:
Area Influences: Lake/Pond, Marina, Trails	Land Lse Fee:
Topography: Level, Sloping, Wooded/Treed	Fronting On: South
Restrictions: Right-of-Way	Exposure:


Interior

Interior Feat: Ceiling Fans, Water Heater Owned	
Basement: None	Basement Fin:
Laundry Feat: None	
Cooling: None	
Heating: Baseboard, Fireplace-Propane	
Fireplace: 1/Living Room, Propane	FP Stove Op: Yes
Inclusions: Microwave, Refrigerator, Smoke Detector, Stove, Window Coverings, Other	
Add Inclusions: Chest freezer, bar fridge, fire pit ring, most furniture and furnishings, TV and mount, propane tank, dock, floating swim platform.	
Exclusions: Outdoor wrought iron furniture on waterside patio, kayak, paddle board, life jackets, personal items including art decor, tools.	

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 27 CON 12 GALWAY AS IN R408081, PT 14 45R7090; PT RDAL IN FRONT OF LT 27 CON 12 GALWAY
 PT 7 45R7090 CLOSED BY R517749; S/T R408081; GAL-CAV AND HAR**
 Zoning: **Shoreline Residential** Survey: **Boundary Only/ 1949**
 Assess Val/Year: **\$356,000/2024** Hold Over Days: **90**
 PIN: **283340087** PIN 2:
 ROLL: **154202010226300** Occupant Type: **Owner**
 Possession/Date: **Flexible/** Deposit: **\$40,000.00**

Brokerage Information

List Date: **09/04/2024**
 List Brokerage: [Kawartha Waterfront Realty](#) 

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 Source Board: Barrie and District Association of REALTORS®
 Prepared By: David Donais, Broker
 Date Prepared: 09/04/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	21' 5" X 31' 0"	6.53 X 9.45	
Kitchen	Main	12' 10" X 11' 8"	3.91 X 3.56	
Sunroom	Main	19' 4" X 5' 5"	5.89 X 1.65	
Bedroom Primary	Main	7' 9" X 11' 7"	2.36 X 3.53	
Bedroom	Main	7' 10" X 11' 7"	2.39 X 3.53	
Bedroom	Main	7' 5" X 7' 5"	2.26 X 2.26	
Bathroom	Main	7' 2" X 7' 3"	2.18 X 2.21	3-Piece

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