

\$575,000 - 2452 Upper Chemung Drive, Selwyn

MLS® #X12207734

\$575,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

Welcome to 2452 Upper Chemung Drive, a rare opportunity to own a west-facing waterfront property on Chemong Lake in the Township of Selwyn. Situated on a beautiful, gently sloping lot on a quiet street, this property offers over 147 feet of shoreline with an armour stone wall, clean swimmable waterfront, and direct access to the Trent-Severn Waterway. The views are spectacular sunsets over the bay, open lake vistas, and a peaceful natural backdrop just 20 minutes from Peterborough. The outdoor space includes a private single-slip dock, stairs into the lake, a hot tub, deck, and an enclosed porch, all framed by mature trees and thoughtfully landscaped grounds. The existing two-storey, fully winterized home offers approximately 1,500 sq ft of finished space including two bedrooms, two bathrooms, a sunroom, and several living areas but the house is in need of significant updates and repairs. This is an excellent opportunity for buyers looking to renovate or rebuild in a highly desirable lakeside location. Additional features include a drilled well, holding tank, propane forced-air heating, central air, and high-speed internet, along with private driveway parking for four vehicles. With municipal road access, garbage and recycling pickup, and school bus service, this property blends natural beauty with practical year-round living. If you've been dreaming of a peaceful waterfront lifestyle with space to make it your own, this Chemong Lake gem is full of



Essential Information

Listing #	X12207734
Price	\$575,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2452 Upper Chemung Drive
Subdivision	Selwyn
City	Selwyn
Province	Ontario
Postal Code	K0L2H0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Cul-de-sac, Level lot, Irregular lot size, Waterway, Flat site, Lighting, Level, Paved yard
Parking Spaces	4
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Water Heater, Water Treatment, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick Facing, Vinyl siding
Exterior Features	Landscaped
Lot Description	147.4 x 106.7 FT ; shoreline is Armour Stone Wall. under 1/2 acre
Foundation	Block, Poured Concrete

Listing Details

Listing Office RE/MAX HALLMARK EASTERN REALTY



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