

# \$624,900 - 510 31a Clear Lake Lane, Tay Valley

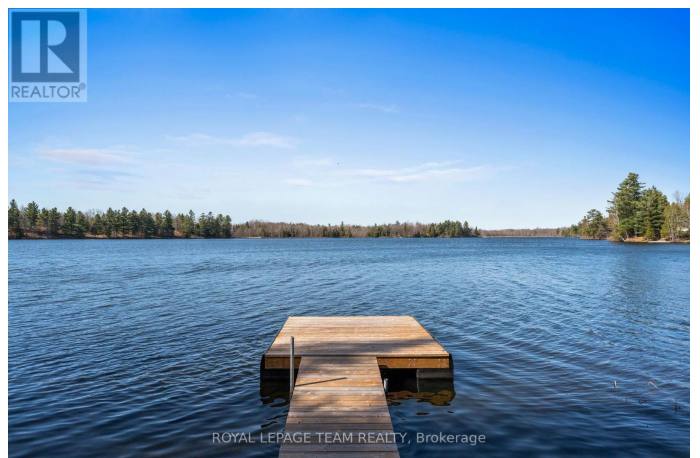
MLS® #X12390823

**\$624,900**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp, Tay Valley, Ontario

Welcome to your Clear Lake escape - where peace, privacy, and unforgettable memories await! Tucked at the end of a winding road, this fourseason cottage is everything you imagine when you picture the perfect Canadian getaway. Built in 2009, it offers the charm of a classic cottage, thoughtfully designed to feel warm, relaxed, and welcoming. Inside, you'll find two bedrooms, one full bathroom (with heated floors and a heated towel rack) and cozy natural wood finishes. Every window seems to frame a picture-perfect view of the lake, bringing the outdoors in and inviting you to slow down. The gently sloping lot leads you to a beautiful sitting area by the water and your own private dock - perfect for early morning coffees, afternoon swims, and fireside evenings under the stars. The lake is private (no public access), keeping the environment peaceful and ideal for paddling, fishing, or simply floating the day away! A separate, insulated bunkie with power offers additional space for guests or kids sleepovers - creating even more room for memories to be made. Whether you're gathering for birthdays and BBQs, or seeking the stillness of nature year-round, this is a cottage designed to bring generations together. With a strong rental history generating over \$20,000 in annual gross income, it also offers fantastic income potential when you're not using it. This is more than just a cottage - it's a place where family traditions



begin, and where cherished stories are passed down for years to come. (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12390823     |
| Price     | \$624,900     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

Community Information

|             |                                                            |
|-------------|------------------------------------------------------------|
| Address     | 510 31a Clear Lake Lane                                    |
| Subdivision | 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp |
| City        | Tay Valley                                                 |
| Province    | Ontario                                                    |
| Postal Code | K0H2B0                                                     |

Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Utilities      | Electricity, Electricity Connected, Wireless        |
| Features       | Irregular lot size, Sloping, Flat site, Carpet Free |
| Parking Spaces | 6                                                   |
| Parking        | No Garage                                           |
| View           | Lake view, Direct Water View                        |
| Is Waterfront  | Yes                                                 |
| Waterfront     | Waterfront                                          |

Interior

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Water Heater, Stove, Wall Mounted TV, Washer, Refrigerator |
| Heating         | Electric Heat Pump                                                            |
| Fireplace       | Yes                                                                           |
| # of Fireplaces | 1                                                                             |
| # of Stories    | 1                                                                             |

Exterior

|                 |              |
|-----------------|--------------|
| Exterior        | Wood         |
| Lot Description | 101 x 296 FT |
| Foundation      | Block        |

## **Listing Details**

Listing Office      ROYAL LEPAGE TEAM REALTY



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