

# \$2,100,000 - 3069 Clear Lake Road W, Selwyn

MLS® #X12398654

**\$2,100,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

This property is located on one of the premier lakes in the Kawarthas, only 7 minutes from Lakefield and 20 minutes from Peterborough. Being on the Trent system waterway allows for limitless boating. Rare, that the opportunity arises to own such a private location on a dead end road with 200 feet of pristine waterfront. This slightly sloping lot is perfect for the walkout at ground level from the large family room to beautiful level waterfront with expansive views of the lake. Waterfront has great walk-in hard bottom for swimming and plenty of depth for your multi-use watercrafts. Home is in first rate condition and shows pride of ownership. The main floor is open concept kitchen, dining room and living room with vaulted ceilings of natural wood, pot lighting, hardwood and tile flooring and many large windows overlooking the lake. Walkout from living room to large wraparound deck with stairs to beautiful yard and waterfront. Also on main floor is den with walkout to deck, 2 baths, laundry, primary bedroom with walk-in closet and ensuite. Staircase leads down to a huge family room with radiant heat flooring, exceptional windows overlooking water and walkout to waterfront. Lower level also includes 3 piece bath, 2 large bedrooms, utility and storage rooms. Easy access by water or road for golfing, restaurants, shopping and many other activities in the surround area. (id:6289)



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12398654     |
| Price      | \$2,100,000   |
| Bedrooms   | 3             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3069 Clear Lake Road W |
| Subdivision | Selwyn                 |
| City        | Selwyn                 |
| Province    | Ontario                |
| Postal Code | K0L2H0                 |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Golf Nearby, Hospital                                     |
| Utilities      | Electricity, Wireless, Electricity Connected              |
| Features       | Cul-de-sac, Irregular lot size, Sloping, Level, Sump Pump |
| Parking Spaces | 6                                                         |
| Parking        | No Garage                                                 |
| View           | View, Lake view, Direct Water View                        |
| Is Waterfront  | Yes                                                       |
| Waterfront     | Waterfront                                                |

## Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Water Heater, Microwave, Stove, Washer, Refrigerator |
| Heating      | Propane Forced air                                                      |
| Cooling      | Central air conditioning, Ventilation system                            |
| # of Stories | 1                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Walk out                                                                |

## Exterior

|          |                     |
|----------|---------------------|
| Exterior | Stone, Vinyl siding |
|----------|---------------------|

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Landscaped                                                                  |
| Lot Description   | 198.6 x 83.8 FT ; Lot size irreg.-Widest at water frontage 1/2 - 1.99 acres |
| Foundation        | Poured Concrete                                                             |

## Listing Details

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