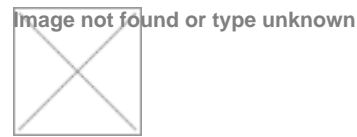


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624 Clam Lake Road, Kearney, ON, P0A 1M0, Canada

MLS®# 40115685



Property Value	\$2,150,000
Type	Waterfront Home
Style	PROUD FRONT BUNGALOW
Basement	Full Finished Walk-out
Parking	5+ cars
Year Built	2007
Taxes	4698.50 (2020)
Living Area	3,030 sq.ft.
Lot Frontage	157 ft
Lot Depth	365.24 ft
Lot Size Area	1.50 acres
Bedrooms	7
Bathrooms	3 full
School District	NEAR NORTH

## Description

Welcome to cottaging on beautiful & peaceful Big Clam Lake. Located on the Algonquin Park corridor and in area of upper end cottages and year round residences, 10 min to Kearney. This one checks off all the boxes, sunset exposure, big views from lakeside windows, sand beach, ideal for young children, stone fire pit, bright open concept design, cathedral ceiling in living room, hardwood & ceramic flooring and a propane fireplace on each level. 3 bedrooms with waterfront views, include the primary with walk-in closet. 10' ceilings on lower level with huge Family & Games room area with level walk-out to patio, fire pit area, dock and sand beach. This 3,000+ sq ft, year round home or cottage has 7 bedrooms and 3 full baths, this is a rare find! Private and gated setting with 157' of clean sandy shoreline with shallow entry for all ages and dock provides depth for your boats/toys. 1.5 acres so plenty of room to build a large garage/man/she cave. Well treed with trails and level driveway with complete privacy from road and neighbours! Picture perfect!







