

# 795 BAY LAKE Road, Emsdale, Ontario P0A 1J0

Client Full  
**Conditional-CS / Residential**

**795 BAY LAKE Rd Emsdale**

MLS® #: 40333240  
 Price: **\$899,900**



## Parry Sound/Perry/Perry

Log/House



Water Body: **Bay Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main			<b>1</b>

Beds (AG+BG): **0 (0 + 0)**  
 Baths (F+H): **0 (0 + 0)**  
 SF Fin Total: **1,091**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,091/LBO provided**  
 DOM/CDOM: **0/170**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,300.00/2021**

### Remarks/Directions

Public Rmks: **Rare opportunity to own a large waterfront property on beautiful Bay Lake. This 1,000+ sqft log cottage has been family owned for decades and is situated very close to the water's edge. The owners have recently purchased Shore Road Allowance, which has allowed for 2.73 acres and 400' frontage. The cozy interior is heated by wood stove, making it the perfect space to sit and relax with family and friends. One bedroom sits on the top floor, with a guest bunkie nestled just steps away. The single car garage and storage shed sit at the top of the property, with the outdoor restroom nearby. The two-slip boathouse has room for storing all your water toys, with a fantastic private beach for spending long days in the sunshine. The property is conveniently located just 15 minutes north of Huntsville, and is the perfect escape to disconnect and unwind.**

Directions: **Hwy 11 to Exit 235. ON-592 N right on Bay Lake Rd. Keep right to remain on Bay Lake Rd to #795. Private cottage laneway on left. SOP.**

### Common Elements

Locker:

Balcony:

### Waterfront

Features: **Other**  
 Dock Type: **Private Docking**  
 Shoreline: **Natural**  
 Shore Rd Allow: **Owned**  
 Channel Name:

Boat House:  
 Frontage: **400.00**  
 Exposure: **North, East**  
 Island Y/N: **No**

### Exterior

Construct. Material: **Log**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Municipal Road**  
 Other Structures: **Shed**  
 Garage & Parking: **Detached Garage//Outside/Surface/Open, Private Drive Single Wide**  
 Parking Spaces: **12**  
 Services: **Electricity**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **2.730/Acres**  
 Lot Front (Ft): **400.00**  
 Location: **Rural**  
 Area Influences: **Quiet Area**  
 View: **Bay, Forest, Water**  
 Topography: **Wooded/Treed**

Foundation: **Concrete Block, Stone**  
 Water Tmnt: **None**  
 Acres Range: **2-4.99**  
 Lot Depth (Ft): **0.00**  
 Lot Irregularities:

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**  
 Rd Acc Fee:  
 Winterized:  
 Garage Spaces: **1.5**  
 Sewer: **None**  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **East**

### Interior

Interior Feat: **Water Heater Owned**  
 Security Feat: **None**  
 Basement: **Partial Basement**  
 Laundry Feat: **None**  
 Cooling: **None**  
 Heating: **Fireplace-Wood**  
 Under Contract: **None**  
 Inclusions: **Freezer, Stove, Window Coverings**

Basement Fin: **Unfinished**  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PART OF THE ORIGINAL SHORE ROAD ALLOWANCE LYING IN FRONT OF PART OF LOT 30, CONCESSION 5, TOWNSHIP OF PERRY; DISTRICT OF PARRY SOUND; CLOSED BY BYLAW 2022-21 AS IN INSTRUMENT NO. GB151938; DESIGNATED AS PART 2, PLAN 42R11036;**  
 Zoning: **SR/EP**  
 Assess Val/Year: **\$335,000/2022**

Local Improvements Fee:  
 Survey: **Available/**  
 Hold Over Days:

PIN: **521610014**  
ROLL: **491400000158100**  
Possession/Date: **Flexible/**

Occupant Type: **Vacant**

Deposit: **5%**

**Brokerage Information**

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List Date: **10/05/2022**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)

Source Board:  **The Lakelands Association of REALTORS®**

**Prepared By: Sarah Shields, Employee**

**Date Prepared: 10/05/2022**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Dining Room</b>	<b>Main</b>	<b>8' 10" X 13' 5"</b>	<b>2.69 X 4.09</b>	
<b>Kitchen</b>	<b>Main</b>	<b>10' 11" X 13' 5"</b>	<b>3.33 X 4.09</b>	
<b>Living Room</b>	<b>Main</b>	<b>20' 7" X 30' 6"</b>	<b>6.27 X 9.30</b>	
<b>Loft</b>	<b>Second</b>	<b>20' 11" X 31' 0"</b>	<b>6.38 X 9.45</b>	

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