

# 2612 BAGULEY Road, Tay, Ontario L0K 1S0

Listing

Client Full  
**Active / Residential**

**2612 BAGULEY Rd Tay**

Listing ID: 40553782  
 Price: **\$3,995,000**



## Simcoe County/Severn/SE53 - Rural Severn

Sidesplit/House



Water Body: **Little Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	4	4	1
Second	1	1	

Beds (AG+BG): **5 (5 + 0)**  
 Baths (F+H): **5 (4 + 1)**  
 SF Fin Total: **4,170**  
 AG Fin SF Range: **4001 to 5000**  
 AG Fin SF: **4,170/Plans**  
 DOM: **1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$9,100.00/2024**

### Remarks/Directions

Public Rmks: **Nestled on the serene shores of Little Lake, this exquisite 5-bedroom, 4.5-bathroom luxurious cottage promises an unparalleled living experience with its west exposure, ensuring captivating sunsets and expansive views. Boasting a generous 218 feet of water frontage, the property features both shallow and deep entry points into the pristine waters. The heart of this home is its open kitchen, dining, and living area, which overlooks the lake and is adorned with vaulted ceilings and a stunning granite wood fireplace, creating an ambiance of warmth and elegance. The estate is perfectly complemented by a flat, level lot with a Georgian Bay landscape, a paved driveway leading into a double car heated garage equipped with a car lift, and the convenience of being within walking distance to downtown Port Severn, close to shops, restaurants, and golf courses. Plus, a short boat ride will take you to the enchanting Gloucester Pool and Georgian Bay, making this cottage a true gem for those seeking luxury, comfort, and adventure.**

Directions: **St Amant Rd, to Baguley to 2612 Baguley.**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Water Access Deeded, Trent System**  
 Dock Features: **Boat Lift**  
 Dock Type: **Private Docking**  
 Shoreline:  
 Shore Rd Allow: **Owned**  
 Channel Name:

Water View: **Unobstructed Water View**  
 Boat House:  
 Frontage: **220.00**  
 Exposure:  
 Island Y/N: **No**

### Exterior

Construct. Material: **Stone, Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Municipal Road**  
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Asphalt Driveway, Heated**  
 Parking Spaces: **6**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **1.570/Acres**  
 Lot Front (Ft): **220.00**  
 Location: **Rural**  
 Area Influences: **Ample Parking, Golf, Highway Access, Lake/Pond, Landscaped, Major Highway, Marina, Playground Nearby, Trails**  
 Foundation: **Block**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **16-30 Years**  
 Rd Acc Fee:  
 Driveway Spaces: **4.0**  
 Water Tmnt:  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft):  
 Lot Irregularities:  
 Garage Spaces: **2.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Fronting On: **West**  
 Exposure: **West**

### Interior

Interior Feat: **Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Oven Built-in, Propane Tank, Water Heater Owned**  
 Security Feat: **Alarm System**  
 Basement: **Crawl Space**  
 Laundry Feat: **Laundry Room**  
 Cooling: **Central Air**  
 Heating: **Electric Forced Air, Forced Air, Forced Air-Propane, Propane**  
 Fireplace: **/Living Room, Wood**  
 Inclusions: **Dishwasher, Dryer, Freezer, Furniture, Garage Door Opener, Range Hood, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **2 Tables.**  
 Exclusions: **Personal Items**  
 Basement Fin: **Unfinished**  
 FP Stove Op:

### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PCL 3-1 SEC 51M204; LT 3 PL 51M204 TAY; S/T LT55345; TAY</b>	Survey: <b>None/</b>
Zoning: <b>RS</b>	Hold Over Days:
Assess Val/Year: <b>\$1,089,000/2024</b>	Occupant Type: <b>Owner</b>
PIN: <b>585990030</b>	Deposit: <b>5%</b>
ROLL: <b>435104000944903</b>	
Possession/Date: <b>Other/</b>	

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**Brokerage Information**

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List Date: **03/13/2024**  
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port](#) 

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 Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Myan Mclean, Employee  
 Date Prepared: 03/14/2024

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