

Property Client Full

112 BITTERN LAKE Lane, Perry, Ontario P0A 1R0

Listing

[112 BITTERN LAKE Lane Perry](#)

Active / Residential Freehold / Detached

MLS®#: **X12106057**

List Price: **\$975,000**

Parry Sound/Perry/Perry



Tax Amt/Yr: **\$3,431.24/2024** Transaction: **Sale**
 SPIS: **No** DOM: **104**
 Legal Desc: **PCL 18225 SEC SS; PT BROKEN LT 11 CON 1 PERRY PT 1 42R3478 SAVING & EXCEPTING ONE CHAIN IN PERPENDICULAR WIDTH FOR A ROAD ON THE SHORE OF A LAKE ON SAID LOT AS RESERVED IN THE ORIGINAL PATENT FROM THE CROWN. T/W PT 4 42R3478 AS IN LT97838 & PT 1 42R4196 AS IN LT101593; PERRY**

Style: **Other** Rooms Rooms+: **7+0**
 Fractional Ownership: **No** BR BR+: **3(3+0)**
 Assignment: **No** Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **No** SF Source: **No**
 Lot Irreg: **No** Lot Acres: **< 0.50**
 Lot Front: **100.00** Fronting On: **E**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**
 Zoning: **WR**
 Dir/Cross St: **Boundary Road to Bittern Lake Lane - keep left to the end**

PIN #:	521660049	ARN #:	491400000102400	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	TBA				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Wood	Utilities:	Hydro
Fam Rm:	No	Drive:	Other	Water:	Other
Basement:	Yes/Crawl Space	Garage:	No	Water Sup Type:	Lake/River
Fireplace/Stv:	No	Gar/Gar Spcs:	None/0.0	Water Supply:	UV System, Sediment Filter
Interior Feat:	Water Heater Owned	Drive Pk Spcs:	4.00	Water Meter:	
Heat:	Baseboard, Electric	Tot Pk Spcs:	4.00	Waterfront Feat:	Dock, Motors Restricted, Waterfront - Deeded
A/C:	No/None	Pool:	None	Waterfront Struc:	
Central Vac:	No	Room Size:		Well Capacity:	
Elevator:	No/None	Rural Services:		Well Depth:	
Property Feat:	Hospital	Security Feat:		Sewers:	Septic
Exterior Feat:	Deck, Privacy, Seasonal Living			Special Desig:	Unknown
Roof:	Metal			Farm Features:	
Foundation:	Concrete Block, Wood			Winterized:	
Soil Type:					
Alternate Power:	None				
Water Name:	Bittern Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	30.48
Water Struct:		Easements/Restr:	Unknown		
Water Features:	Dock, Motors Restricted, Waterfront - Deeded	Dev Charges Paid:		HST App To SP:	Included In
Under Contract:					
Access To Property:	Private Road, Yr Rnd Municipal Rd				
Shoreline:	Clean, Mixed, Sandy	Shoreline Exposure:			
Shoreline Road Allowance:	Not Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Forest, Lake, Trees/Woods, Water	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: **Tucked away in a serene and private setting, 112 Bittern Lake Lane offers the perfect balance of rustic charm and modern comfort. This beautifully renovated 3-bedroom, 1-bathroom cottage sits on a sloping lot with 100 feet of pristine frontage on the tranquil waters of Bittern Lake. With northwest exposure, you'll enjoy breathtaking sunsets and stunning waterfront views from the comfort of your own deck. The cottage blends classic lakeside character with thoughtful updates, making it ideal as a personal retreat or a proven income-generating rental property with strong short-term rental potential. Whether you're paddling along the peaceful shoreline, relaxing by the fire pit, or simply soaking in the natural beauty, this property invites you to slow down and savour lake life. Don't miss this rare opportunity to own a turn-key cottage in a peaceful, natural setting.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **08/08/2025**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.66 M X 3.33 M	12.00 Ft x 10.92 Ft		
Dining Room	Main	4.78 M X 2.36 M	15.68 Ft x 7.74 Ft		
Living Room	Main	4.14 M X 4.06 M	13.58 Ft x 13.32 Ft		
Primary Bedroom	Main	2.82 M X 2.97 M	9.25 Ft x 9.74 Ft		
Bedroom	Main	2.31 M X 2.36 M	7.57 Ft x 7.74 Ft		
Bedroom	Main	2.31 M X 2.9 M	7.57 Ft x 9.51 Ft		
Bathroom	Main			4	

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