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CHESTNUT  
PARK  
REAL ESTATE LIMITED, BROKERAGE  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

*624 CLAM LAKE ROAD, KEARNEY*

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### THIS COTTAGE CHECKS OFF ALL THE BOXES!

Welcome to cottaging on beautiful & peaceful Big Clam Lake. Located on the Algonquin Park corridor and in an area of upper end cottages and year round residences. 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. Three bedrooms with waterfront views with master ensuite with walk-in closet, 10' ceilings on lower level

with huge Family & Games room area. Over 3,000 sq ft, with 7 bedrooms and 3 full baths this is ideal cottage or year round Home for large family gatherings. Private and gated setting with 157' of clean sandy shoreline on 1.5 acres with plenty of room to build a garage. Fantastic set-up with upper level deck & lower level patio for entertaining Tastefully landscaped grounds with a well treed level driveway. Picture perfect privacy from road and neighbours!

### LOCATION, LOCATION

Ten minutes to the Town of Kearney to restaurants, gas, propane, post office, library, community centre, snack bar, LCBO and general store.

The Town of Kearney is well know for its' gateway to Algonquin Park, Regatta weekend and for the best fireworks in the Parry Sound & Muskoka District. Winter events include the very popular annual Dog Sled Races, all these events are fun for all ages and they are great for annual Family events. There is lots to do here year round, come join our Community and fun!

- 7 Bed/3 Bath (three with lake views)
- Master with ensuite and walk-in closets with lake view
- 3,030 sq. ft finished living space

- Taxes \$4,633 (2019)
- Cathedral ceiling living room
- Modern kitchen
- 10' ceilings lower level
- Washer / dryer main level
- Forced air propane furnace
- ICF foundation
- Central vacuum
- Propane fireplace each level
- Carpet free
- Hardwood, ceramic, laminate