

Just Listed

501 NORTH BAY LAKE ROAD,
PERRY

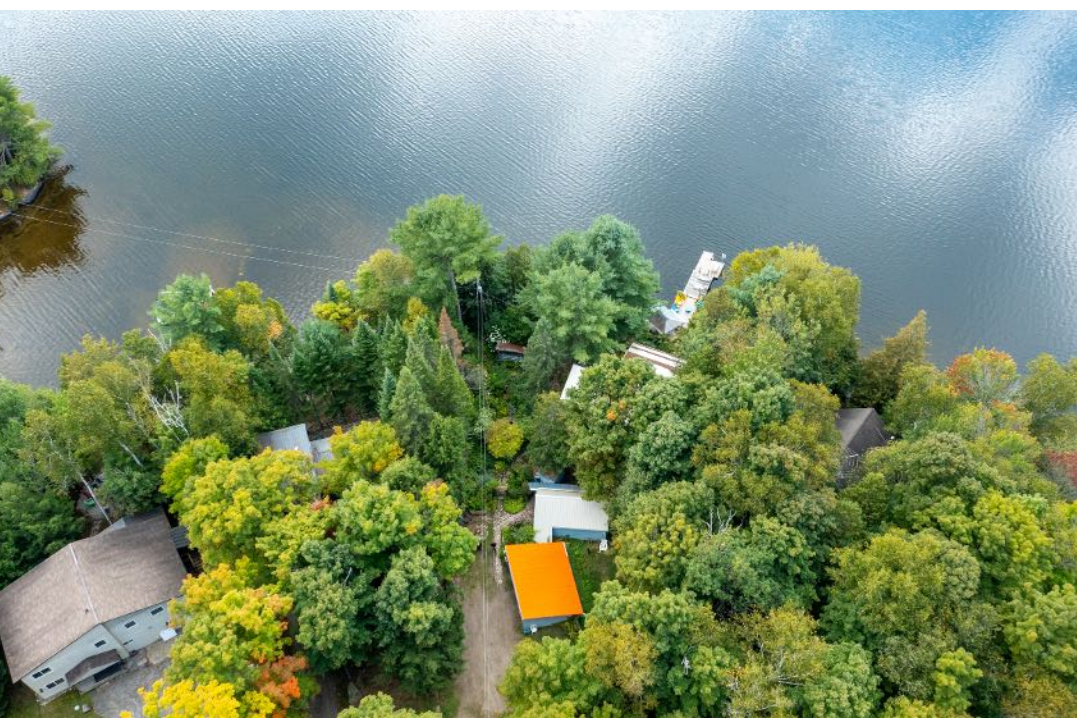


Welcome to 501 North Bay Lake Road

YEAR ROUND COTTAGE/HOME on POPULAR BAY LAKE is tucked away from the Road with 110' of SOUTHWESTERN exposure to enjoy the summer sun on your dock all day long. 15 - 20 min to Huntsville, on yr round Town maintained Municipal Rd. The lake views are Fantastic here, with deep water entry from the main dock for docking & swimming, with bonus second dock for your canoe & kayaks. 10 min to Novar mini mall, 10 min to Kearney and entrance to Algonquin Park, 5 minutes to doggy park and close to the Sequin Trail & OFSC Trail #95. This truly unique home/cottage blends rustic character & charm with comfort, and envelopes the spirit of the outdoor living with its'; babbling pond surrounded by perennial gardens. Picture yourself enjoying some R&R on the large deck overlooking the lake listening to the pond with birds chirping & singing in the background. Bungalow floor plan with over 1700 sqft of living space on the main level & upper level. Soaring cathedral ceiling in living room open to dining area with a propane fireplace for those chilly evenings. The main living area includes an eat in modern kitchen with a pantry room with a killer views of the lake! 3 bedrooms, 3 baths including therapeutic tub and 2 pc ensuite bath with walk-out basement & Family & Muskoka room. Carport for parking, large workshop shed with outbuildings for storage. Propane forced air heat, central air conditioning, with Generac generator for full back-up power. Water filtration system is in place for drinking water. Bay Lake is a medium sized lake with DEEP WATER, with depths up to 100' with three islands & two bays. Public boat launch is 5 minutes away, there is a good mix of full-time residents and seasonal residents for neighbours. The Bay Lake Property Association hosts many events throughout the year to meet and greet. Good cell service here and Rogers internet. The seller is motivated to sell & flexible with a closing date, start making your cottage memories this Fall on Bay Lake!





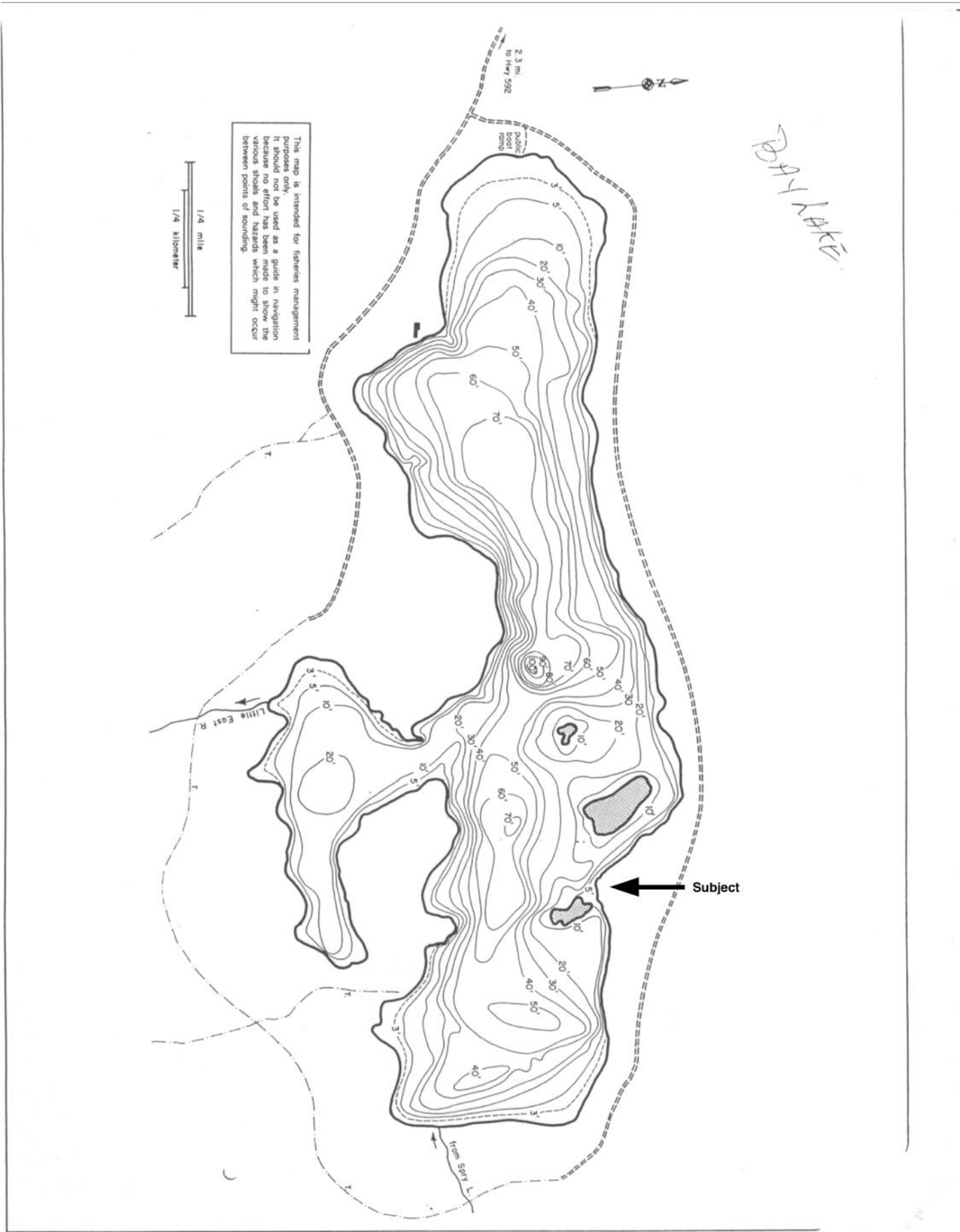








LAKE CONTOUR MAP



PROPERTY INFORMATION

- Shed by lake is for watercraft storage with chains to hang canoe
 - Pressure tank for garden hose inside to water gardens
 - Jet pump is on the second dock
- Steel Roof back side of house & workshop 2022
- Steel Roof front of roof 2018 or 2019.
- Workshop was built before the drive shed/car port was added in 2003
- Septic permit could not be located at NBMCA, septic was reviewed in 2003, when addition was added. 2024 new effluent pump and alarm installed. Green lid is on effluent tank and the other lid is under the orange cone.
- Septic last pumped May 24, 2024
- Hydro One claims unregistered rights to access hydro lines on property
- Water is 8'-10' off the end of the main dock, shallow entry off second dock with sandy bottom, ideal for kayaks and canoes
- Upper windows in storage loft were sealed shut in 2024 due to leaking issues when raining. No issues now.
- Water lines are heated there are three lines. Seller did not plug in last year and had no issues.
- Heated floor in therapeutic tub room. Tub needs to be filled to run the jets. Please note that filling tub will drain the hot water tank.
- Main 3 pc bath has a heat lamp and a forced air heater the vent is for the heat to go underneath the shower
- Lower-level family room is heated with a forced air heater
- Stairway to lower-level and Muskoka Room not heated
- 200-amp breaker electrical panel with a 100-amp pony panel added for the addition
- Lake water is filtered by a Ultraviolet lamp and sediment filter, water is testing 0 for E. coli, 0 for coliform
- Furnace and Central Air Conditioner were replaced in 2019 (approximately)
- Rogers Internet \$100/month, old dish is still there from Xplornet
- There used to be a hot tub on deck where the barbecue hut gazebo is located
- 2024 – Propane cost \$2,200
- 2024 – Hydro \$3,300 – very high from hot tub that has since been removed
- Bay Lake Property Association – annual fee of \$50 is optional
- Mail – community mailbox on Bay Lake Road
- Road is owned by the Township and is Town maintained year round



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