

# Just Listed

12 EMSDALE LAKE ROAD,  
PERRY



*Dawn Mashurter*  
FIDELITY+TRUST

*Welcome to*  
**12 Emsdale Lake Road**

FIRST TIME EVER ON THE MARKET! This beautifully designed 2-storey modern farmhouse features 3 spacious bedrooms and 2.5 baths, seamlessly blending timeless rustic charm with sophisticated contemporary style—perfectly tailored for today's modern lifestyle. Extensively renovated from floor to ceiling/roof in 2016 with new septic installed 3 years ago. Highlights include high end steel roofing, composite decking, gas hook-up for BBQ, three season enclosed porch, large mud room entry to the home, Games room with pool table, custom modern/county kitchen with island and quartz counter tops and much more... This is an ideal family home or a secondary residence in a prime location; 2 minutes to the Biggest little Town of Kearney to the General Store, LCBO, gas/propane, restaurants and shops and outdoor activities. The boat launch and the Lions Park is 2 minutes by car or ATV with beach, basketball net, gazebo and covered skating rink for winter fun. Kearney is a near north corridor to Algonquin Park hosting many outdoor events year round i.e. Dog Sled Races, Santa Claus Ski Show, Summer Regatta and the best fireworks in the Region!. The snowmobile OFSC "D" trail is at the end of the driveway and there is a toboggan hill at the rear side of this property! Kearney is also known for the its' ATV club and trails. The detached 70' x 30' garage with heated workshop will accommodate all the toys you can ever imagine owning with room to park your RV inside as well! Embrace all seasons with unforgettable outdoor activities all at your doorstep! New Cogeco fibre optic internet coming soon, cables are in at the road. Good cell service here and internet options. 25 minutes to Huntsville to all amenities. Please follow directions in listing, GPS mapping is not accurate. Property was recently severed, MPAC has not yet assessed, property taxes to be estimated.





For Illustration Only

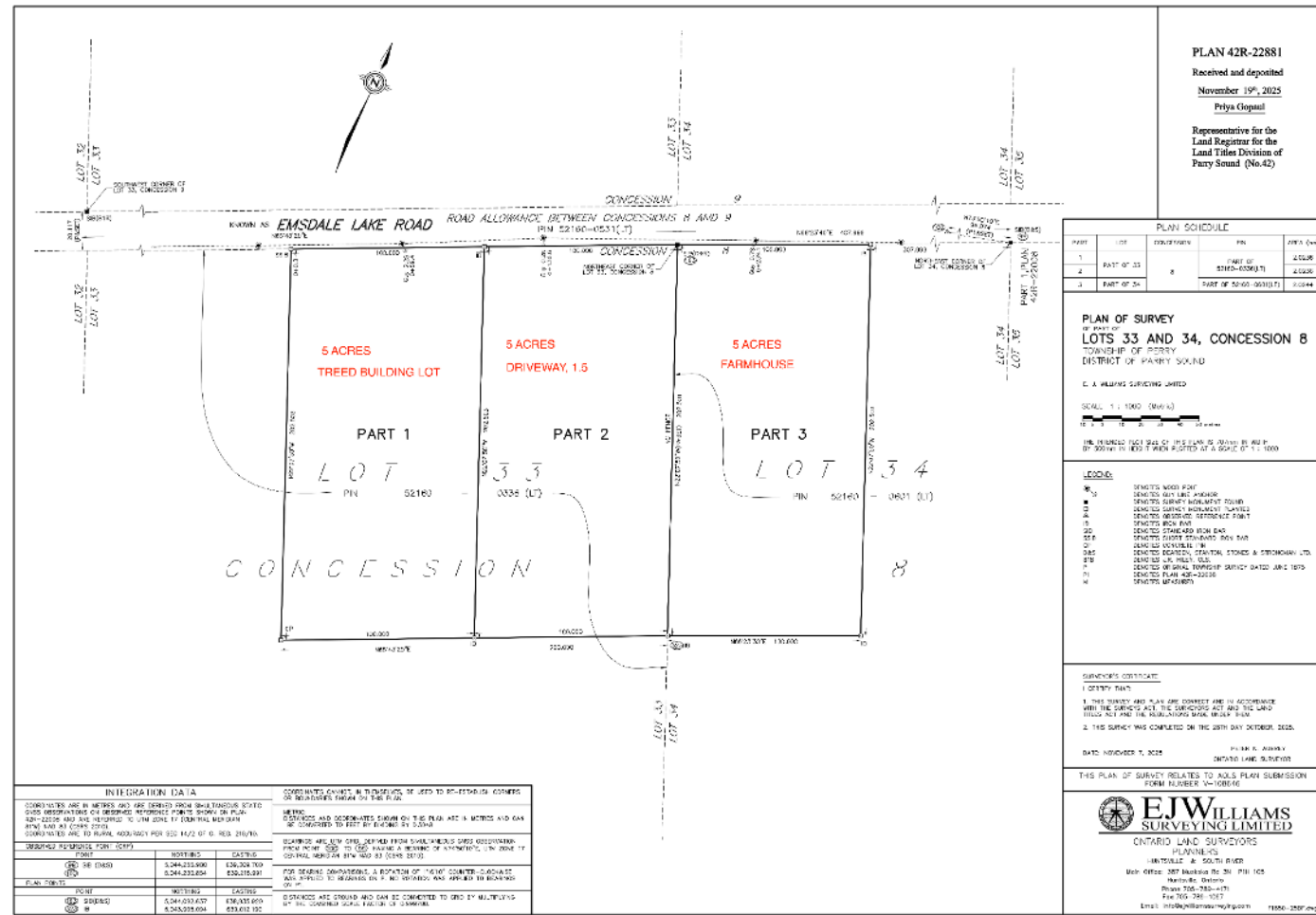








# SURVEY & ZONING



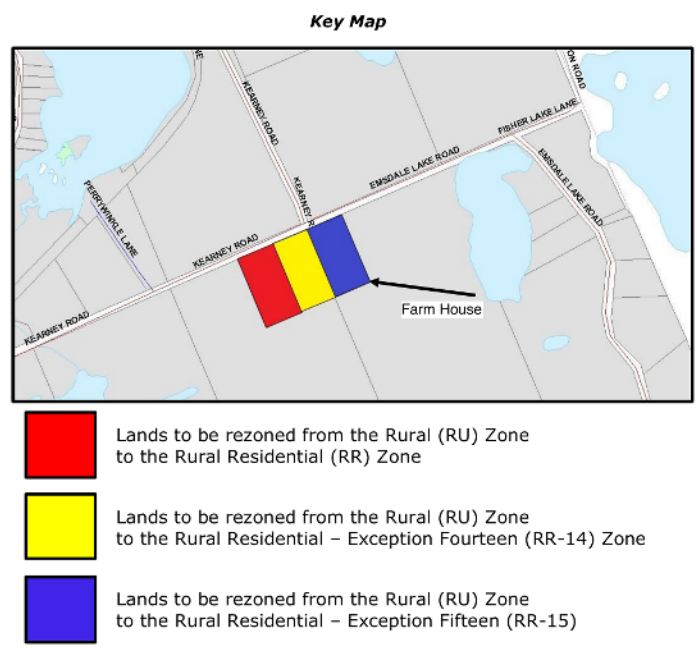
# FLOOR PLAN



**Total: 1919 sq. ft**  
Basement 1: 0 sq. Ft, 1st Floor: 1015 sq. Ft, 2nd Floor: 904 sq. ft  
Excluded Areas: Utility: 300 sq. Ft, Basement: 264 sq. Ft, Storage: 103 sq. ft,  
3 Season Porch: 118 sq. Ft, Walls: 233 sq. ft

Size and dimensions are approximate, actual may vary.

Part of Lot 33 and Part of Lot 34, Concession 8, in the Township of Perry Located at 12 Emsdale Lake Road and 271 Kearney Road



# ABOUT THE COMMUNITY



Known as Ontario's "Biggest Little Town", Kearney is situated 25 minutes north of Huntsville in the heart of the Almaguin Highlands. The Town offers pristine lakes, lush forests and beautiful scenery for those who would like to take a break from their busy lifestyles and enjoy a slower pace. With lots of space and home to 3 access points to Algonquin Park, Kearney is the perfect place to settle down, raise a family and/or start a business. Along with the beauty of our area, we offer some of the best outdoor activities around including snowmobiling, fishing, hiking, boating and ATV'ing.



DAWN MASHINTER  
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