

# Just Listed

37 ROSE DRIVE  
KEARNEY



# Welcome to 37 Rose Drive

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Looking for a 4 SEASON lakeside retreat with SOUTH WEST EXPOSURE on the iconic Magnetawan River that connects to the 3 lake chain with 7 miles of boating into Hassard Lake, Perry Lake and Beaver Lake. Hwy access with all paved roads, walk, drive or boat in to Town to restaurants, LCBO, snack bar, gas, Community Centre, beaches, skating rink and much more. There are things to do year round in Kearney and you are on the corridor to visit Algonquin Park, canoe rental and day passes are 1-2 minutes away! This 4 bedroom, 2 bathroom home/cottage is completely LEVEL from the driveway to the sandy beach/shoreline, offering one floor living with big OPEN WATER VIEWS. Soak in the hot tub on the expansive lakeside deck or soak up the sun and dine watching the evening SUNSETS. There is so much room here for entertaining with 3 lakeside BUNKIES and sauna house that are rustic yet updated and super cute. Whether you prefer the hot tub or a SAUNA this property offers both! Insulated and propane heated detached garage to store all your toys and dry boathouse with marine rail system for your boat. Good cell service here and BELL FIBE with tons of parking and room for a RV. Central air, full back up Generac generator system for hydro backup and propane forced air heat. There are currently no short term rental by-laws here in Kearney, rent out for part of the year to pay down your mortgage! Great location, one minute to the snowmobile dealership and sled and ATV trails. Kearney is known as a popular winter haven as well as a popular summer haven, known for the best Fireworks in the District, the one and only Santa Claus Ski Show, Regatta and for hosting their annual dog sled races every February. Great package, this one has it all!













Ministry of Natural Resources



Natural. Valued. Protected.

Lake Fact Sheet – Parry Sound District  
**Hassard Lake**

**Location**

Official Name: Hassard Lake Local Names:  
 County/District: District of Parry Sound Geographic Twp: Bethune, Perry  
 Municipality: Town of Kearney MNR Admin. Area: Bracebridge  
 Lat./Long: 45.569 N 79.219 W UTM (NAD83): 17 638,936 5,047,718  
 Topographic Map (1:50,000): 31E11 Drainage Basin: Magnetawan River

**Physical Features**

Surface Area (ha): 50 Maximum Depth (m): Mean Depth (m):  
 Elevation (m asl): 335 Perimeter (km): 7.7 Island Shoreline (km):  
 Volume (10<sup>4</sup> m<sup>3</sup>): Watershed (km<sup>2</sup>): 292 Water Clarity (m):  
 (excludes area of lake)

**Land Use and Development**

Crown Land (%): 0 Provincial Parks: none  
 Shoreline Development: high; urban, commercial, shoreline residential  
 Access: public; boat launch on Perry Lake  
 Water Level Management: regulated; water level is controlled by an MNR owned and operated dam on the Magnetawan River downstream of Perry Lake. Water levels are managed in accordance with the Magnetawan River Operating Plan

**Fish Species**

Major Fish Species: Brook Trout (E?), Northern Pike (I 2018), Smallmouth Bass (I 2018), Largemouth Bass (I 2018), Walleye (I 2018)

Other Fish Species:

Other Species:

Notes: E: extirpated, I: introduced – intentional or accidental, O: occasional, R: remnant, S: currently stocked, ?: status uncertain, 2009: year of first record or introduction if known, blank: presumed native

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Parry Sound District office: (705) 746-4201  
 Bracebridge Area office: (705) 645- 8747

EXCLUDED AREAS: PORCH: 958 sq. ft, DECK: 264 sq. ft, COVERED DECK: 27 sq. ft,  
 PATIO: 193 sq. ft, GARAGE: 1050 sq. ft, WALLS: 245 sq. ft  
**TOTAL: 2174 sq. ft**  
 1st floor: 2174 sq. ft  
 FLOOR PLAN CREATED BY CURBICA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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