

Just Listed

3702 HIGHWAY 518 EAST
KEARNEY (SAND LAKE)



Dawn Mashinter
FINDING YOUR WAY HOME

Laura Morrison
REALTOR

Welcome to

3702 Highway 518 East

Million-dollar sunsets, sandy shoreline, and year-round adventure await! This exceptional waterfront property boasts 81 feet of pristine, hard-packed sandy beach on sought-after Sand Lake, one of the area's premier deep-water lakes. Enjoy breathtaking northwest exposure with spectacular panoramic lake views and unforgettable sunsets from your own private waterfront. Year-round living with over 2,100 sq. ft. of finished living space, this spacious cottage or year-round home features 4 bedrooms and 3 full bathrooms, providing plenty of room for family and friends to gather. Whether you are relaxing by the water, entertaining on the deck, or enjoying the expansive lake views from inside, this property is designed to make the most of its incredible setting. Located in the Biggest Little Town of Kearney, just 30 minutes from Huntsville, you'll enjoy the perfect balance of peaceful cottage living and convenient amenities. Kearney offers restaurants, a gas station, LCBO, snack bar, parks, trails, and nearby access points into Algonquin Park, making it an outstanding destination for outdoor enthusiasts. With excellent boating, swimming, fishing, hiking, snowmobiling, and ATV trails at your doorstep, this is a true four season recreational paradise. Whether you're searching for a family cottage, year-round residence, or investment in one of the region's most desirable waterfront communities, this Sand Lake gem is an exceptional opportunity to own a slice of Muskoka-Almaguin paradise.













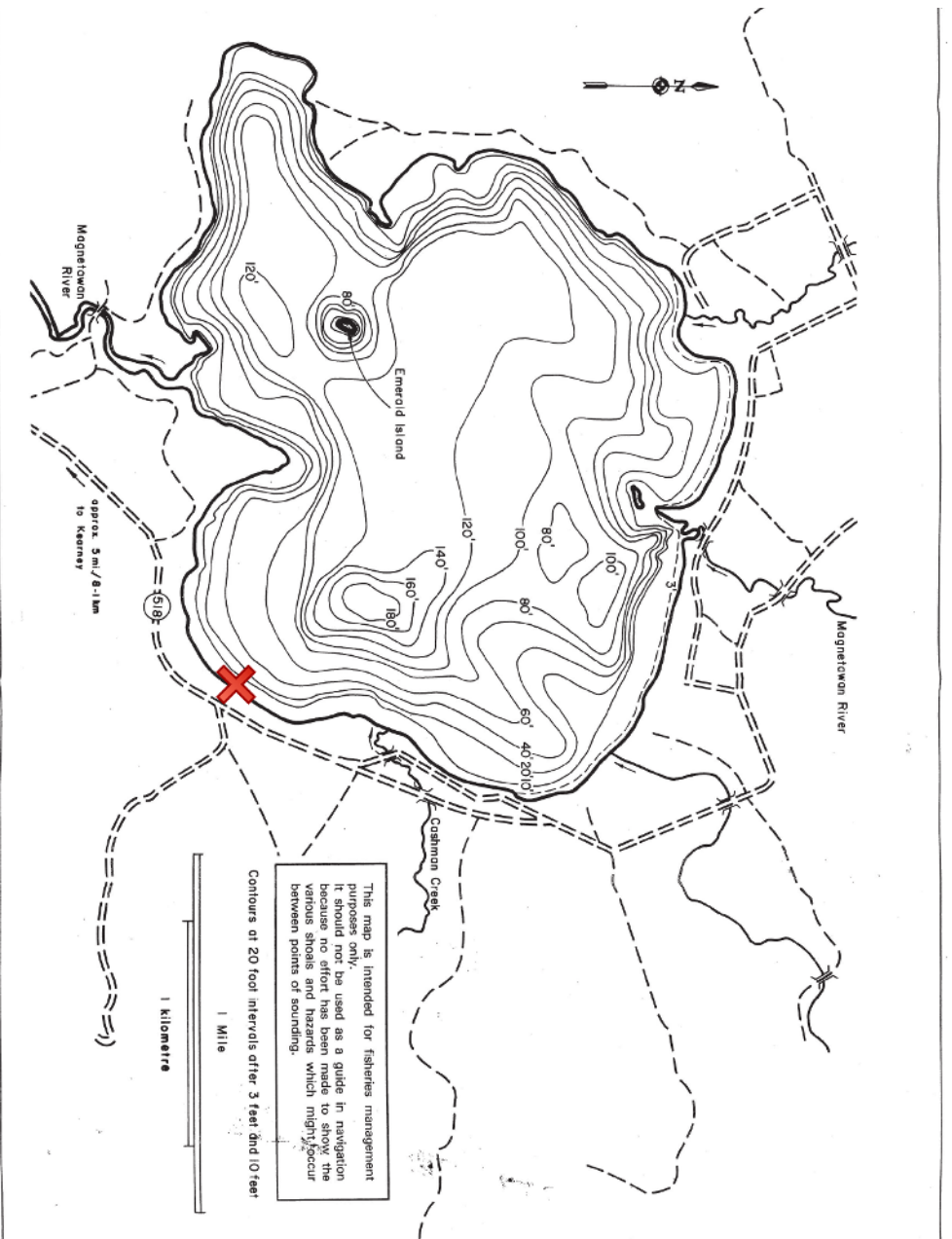


Total: 2113 sq. Ft, 196 m2
 Basement: 774 sq. Ft, 72 M2, 1st Floor: 1339 sq. Ft, 124 m2
 Excluded Areas: Storage: 376 sq. Ft, 35 M2, Utility: 117 sq. Ft, 11 M2, Deck: 684 sq. Ft, 64 M2,
 Walls: 164 sq. Ft, 15 m2

Floor Plan Created by Cubexa App. Measurements Deemed Highly Reliable But Not Guaranteed.



LAKE CONTOUR MAP



This map is intended for fisheries management purposes only. It should not be used as a guide in navigation because no effort has been made to show the vertical shores and hazards which might occur between points of sounding.

Contours at 20 foot intervals after 3 feet and 10 feet

Do not use this map for navigational purposes. This map may not reflect current conditions. Hazards may exist. This map has not been verified and we make no claims as to the accuracy of this data. By The Angler's Atlas under license from Ontario Ministry of Natural Resources, Copyright © Queens Printer for Ontario, 2007.



Ontario Lak

SAND LAKE

District of Peary Sound		Pondfoot Township	
PHYSICAL DATA			
LATITUDE	46° 38'	LONGITUDE	76° 11'
SURFACE AREA	1414 acres/5.7km ²	VOLUME	769,111 cu m/feet
MEAN DEPTH	1,110 feet/338.3m	PERIMETER	12200 x 104m ²
SEA LEVEL	195 feet/59.4m	MEAN BERTH	7.5 m/feet/22.5m
MAXIMUM DEPTH	195 feet/59.4m	MEAN DEPTH	72.8 feet/22.2m

LAKE CHARACTERISTICS
 Sand Lake is a fairly large waterbody, the bottom consisting of a single basin. The lake is deep, having an average depth of 72.8 feet/22.2m. At the time of the survey, the temperature ranged from 22.0°C at the surface to 12.0°C at the bottom. The water is clear, with a Secchi depth of 21.2m. The pH varied from 7.0 to 6.0, indicating a neutral to slightly acidic water, while the dissolved oxygen content ranged between 8.4mg/L at the surface and 8.0mg/L at the bottom. The water colour was yellow brown and clear, indicated by the disappearance of the Secchi disk from view 11 feet/3.4m from the surface. The total dissolved solids reading of 50mg/L suggest that the lake is soft water.

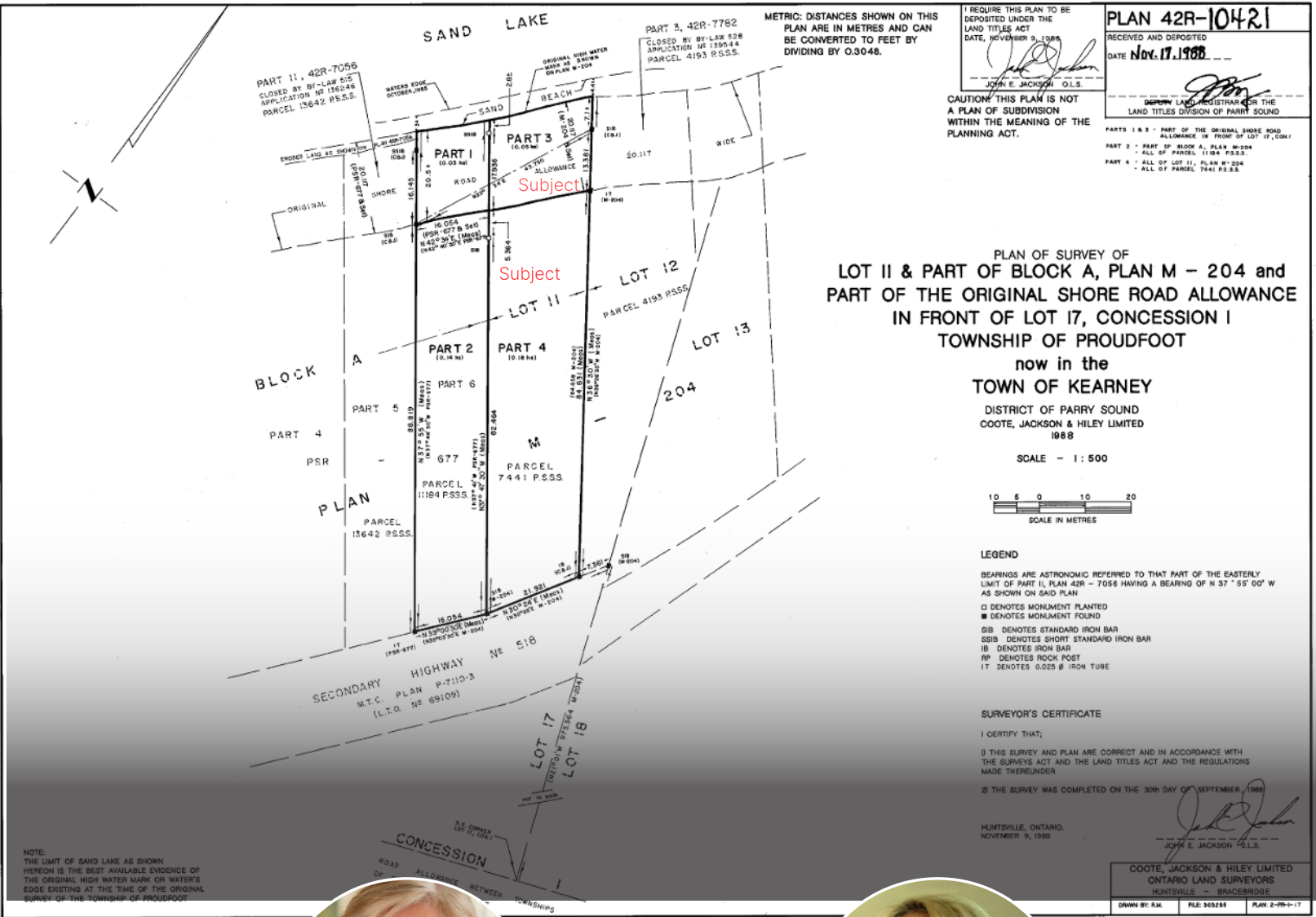
FISH SPECIES PRESENT
 Lake trout, brook trout, rainbow trout, smallmouth bass, lake whitefish, yellow perch, burbot, white sucker, creek chub.

FISHING
 Sand Lake has a long tradition of lake trout fishing. This species is fished for both in winter and summer. Trouting and still fishing in the deep waters near the dam sits at the 50 meters depth. The lake is also a popular spot for bass fishing. The lake is also a popular spot for fishing in the shallower areas and bay waters. Most of the rainbow and brook trout are taken by fly angling casting in the vicinity of the Magnetawan River and Cashman Creek.

ACCESS AND FACILITIES
 Sand Lake is situated approximately 32 km northeast of Huronville, east of Highway 11. It can be reached from Highway 11 via Highway 918 at Emerald, then beyond Kearney. A public beach area is located north of the bridge over Cashman's Creek. Six tourist resorts have been established on the lake.

SURVEY DATES
 July, 1962-August 14, 1970
 THE ABOVE INFORMATION IS VALID AS OF AUGUST, 1970
 CONDITIONS ARE SUBJECT TO CHANGE

Free maps at www.anglersatlas.com



PLAN 42R-10421
 RECEIVED AND DEPOSITED
 DATE **Nov. 17, 1988**

DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

**PLAN OF SURVEY OF
 LOT II & PART OF BLOCK A, PLAN M - 204 and
 PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF LOT 17, CONCESSION I
 TOWNSHIP OF PROUDFOOT
 now in the
 TOWN OF KEARNEY**

DISTRICT OF PARRY SOUND
 COOTE, JACKSON & HILEY LIMITED
 1988

SCALE - 1 : 500



LEGEND

- BEARINGS ARE ASTRONOMIC REFERRED TO THAT PART OF THE EASTERLY LIMIT OF PART II, PLAN 42R - 7056 HAVING A BEARING OF N 37° 55' 00" W AS SHOWN ON SAID PLAN
- DENOTES MONUMENT PLANTED
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SIBB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES ROCK POST
- IT DENOTES 0.025 Ø IRON TUBE

SURVEYOR'S CERTIFICATE

- 1 I CERTIFY THAT,
- 0 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER
- 2 THE SURVEY WAS COMPLETED ON THE 30th DAY OF SEPTEMBER, 1988

HUNTSVILLE, ONTARIO,
 NOVEMBER 9, 1988

John E. Jackson
 JOHN E. JACKSON O.L.S.

COOTE, JACKSON & HILEY LIMITED
 ONTARIO LAND SURVEYORS
 HUNTSVILLE - BRACEBRIDGE
 DRAWN BY: R.M. FILE: 365218 PLAN: 2-98-1-17



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