

# **\$795,000 - 540 CLEARWATER LAKE Road**

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## **Listing ID: 40064419**

**\$795,000**

3 Bedrooms, 2 Bathrooms, 4.94 acres

Single Family

540 CLEARWATER LAKE Road, Port  
Sydney, Ontario, P0B1L0

Pictures attached are from a recently completed build, construction pictures are of this property. Set on a sun bathed lot of just under 5 acres is this brand new home under construction. Enter from your covered porch in to the foyer with tile floors. There is a mud room / laundry room conveniently located behind the garage giving access to both the garage and the basement. The main home offers an open concept great room with elevated 6' electric fireplace, vaulted ceilings, walk out to 12' x 20' deck from the dining area, great working kitchen with island. The primary bedroom has walk-in closet and ensuite with oversize shower. 2 other bedrooms and 4 piece bath complete the main floor. Flooring except in the entry, baths and laundry is engineered hardwood. Double attached garage has direct entry into the home. The basement is full with a rough-in for another bathroom and left as your blank canvas to finish as you require. A drilled well and septic sized for 4 bedrooms complete the offering. Located in the village of Port Sydney, convenient to either Bracebridge or Huntsville. Taxes and assessment are for vacant land only, taxes and assessment will be reassessed upon completion and registration with the Town/MPAC. (id:37775)

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