

Clear Lake Village Resort

1020 Clear Lake Rd,
Torrance, ON

Jody Carriere

Engel & Volkers
Collingwood Muskoka Real Estate Brokerage

289-969-1632

Jody.carriere@evcanada.com

Jodycarriere.ca

General Property Overview

This Resort Property is comprised of two parcels zoned housekeeping cottages. Parcel A is non waterfront with 9+acres. Parcel B is 0.98 acres and includes approx. 82ft. waterfront on Clear Lake. The shoreline has a sand beach with hard packed sand bottom. The property is forested and generally level.

Systems and Infrastructure

Septic : MOE Regulated 34,000 Litres per day.

Water : Lake Water with treatment equipment and underground distribution to the cottages.

Hydro : One stand-alone panel mounted meter, four building mounted meters at cottages 6,7,8 and 11.

Heat : Electric Baseboard, Electric Wall Heater, Electric Space Heater, Wood Stove.

Cottage Overview and Infrastructure

Cottages : 20, 21, 22, 23, 24 and 25 are Four Season Winterized.

- Constructed in 2017.
- 1,152 sq. ft. of livable area.
- Concrete Pier Foundations.
- Hydro is 100 amp breakers.
- Heated by electric space heaters.
- 3 bedrooms and 4pc bath.

Cottages 1, 2, 3, 4 and 5 are Four Season Winterized.

- Constructed in 2011.
- 825 sq. ft. of livable area.

- Slab on grade foundations.
- Hydro is 100 amp breakers.
- Heated by electric baseboards.
- 3 bedrooms and 4pc baths.

Cottages 6 and 7 are three season.

- Constructed in 1980 with recent updates.
- 600 sq. ft. of livable area. Concrete block pier foundations.
- 60 amp hydro meter.
- Heated by electric wall heater.
- 2 bedrooms and 3pc bath.

Cottage 8 is three season.

- Constructed in 1970, recent updates.
- 689 sq. ft. livable area.
- Concrete block pier foundation.
- Hydro is 60 amp fuses, with panel outside of cottage and hydro meter.
- Electric heating.
- 2 bedrooms and 3pc bath.

Cottage 9 is three season.

- Constructed in 1955.
- 480 sq. ft. livable area.
- Concrete block and wood pier foundation.
- Heated by electric space heater.
- 2 bedrooms and 3pc bath.

Cottage 10 is three season.

- Constructed in 1960, updated.
- 984 sq. ft. livable area.
- Concrete block pier foundation.
- Hydro 100 amp breakers, panel outside cottage with hydro meter.

- Woodstove heating.
- 3 bedrooms and 3pc bath.

Cottage 11 is three season.

- Constructed in 1945, updated.
- 820 sq. ft. livable area.
- Concrete block pier foundation.
- Hydro 100 amp breakers, panel outside cottage with meter.
- 3 bedrooms and 4pc bath.

Dry Boat House Cottage is three season.

- 330 sq. ft. livable area.
- Concrete block foundation.
- Electric hydro panel with breakers.
- Heated by Electric space.
- Open concept living area with 2pc bath.(Toilet and shower).