

## 1955 CRYSTAL LAKE Road, Galway, Ontario K0M 2A0

Listing

Client Full  
**Active / Residential****1955 CRYSTAL LAKE Rd Galway****MLS®#: 40236643****Price: \$1,599,000****Peterborough/Trent Lakes/Galway/Cavendish Township**  
**Bungalow/House**Water Body: **Crystal Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	4	2	1

Beds: **4 ( 4 + 0 )**  
 Baths: **2 ( 1 + 1 )**  
 SF Fin Total: **1,301/LBO provided**  
 SF Fin Range: **1001 to 1500**  
 AG Fin SF: **1,301.00/LBO provide**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,660/2021**

**Remarks/Directions**

**Public Rmks:** This is a unique and private 5+ acre year-round cottage property on beautiful Crystal Lake. Located at the back of a protected cove, the property has almost 700 ft of waterfront highlighted by a sandy wade-in beach, dive-off-the dock swimming and a platform for nature viewing on a lovely pond. The four-bedroom cottage takes full advantage of this spectacular setting with a recently installed (2020) Sunscape glass/screened porch that overlooks the beach and provides beautiful views down the cove. The south-facing aspect of the cottage provides all-day sun. The interior living areas have a classic cottage feel, with a granite wood-burning fireplace and vaulted ceilings. Major upgrades were undertaken in 2010, including updated bedrooms, bathrooms, kitchen, windows, and a steel roof. A spectacular four-door garage was built in 2016 and features a high-ceilinged 1000+ sq ft loft with a kitchenette, 3 pc bathroom, multi-purpose room and a balcony. Other recent enhancements include a new septic system (2016), premium hot tub and deck (2016), drilled well (2017), stone retaining wall (2018) and a Rinnai high efficiency propane wall furnace (2018). Access is via a municipally serviced road and there is an extensive network of snowmobile and ATV trails nearby. The property is being sold turn-key, with furnishings and water toys included. A boat w/100 HP Yamaha outboard and a Polaris ATV are negotiable. A short closing is possible.

**Directions:** **County Road 121 to Crystal Lake Road****Common Elements****Waterfront**

Features: **Beach Front**  
 Dock Type: **Private Docking**  
 Shoreline: **Sandy**  
 Shore Rd Allow: **None**  
 Channel Name:

Boat House:  
 Frontage: **693.00**  
 Exposure: **South**  
 Island Y/N: **No**

**Exterior**

Exterior Feat: **Deck(s), Hot Tub, Private Pond, Seasonal Living**  
 Construct. Material: **Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **1972//Public Records**  
 Property Access: **Municipal Road**  
 Other Structures:  
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**  
 Parking Spaces: **10**  
 Services: **High Speed Internet, Telephone**  
 Water Source: **Drilled Well**  
 Lot Size Area/Units: **5.500/Acres**  
 Lot Front (Ft): **693.00**  
 Location: **Rural**  
 Area Influences: **Lake/Pond, Trails**  
 View: **Beach, Lake**  
 Topography:  
 Restrictions: **None**

Foundation: **Concrete Block**  
 Driveway Spaces: **6.0**  
 Water Tmnt: **None**  
 Acres Range: **5-9.99**  
 Lot Depth (Ft): **257.00**  
 Lot Irregularities:

Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **31-50 Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Garage Spaces: **4.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **South**  
 Exposure:

**Interior**

Interior Feat: **Bar Fridge, Ceiling Fans, Water Heater Owned**  
 Basement: **Crawl Space**  
 Laundry Feat: **In Garage**  
 Cooling: **Other**  
 Heating: **Airtight Stove, Baseboard, Propane, Wall Furnace**  
 Fireplace: **1**  
 Under Contract: **Propane Tank**  
 Inclusions: **Dryer, Garage Door Opener, Hot Tub, Hot Water Tank Owned, Microwave, Refrigerator, Satellite Dish, Washer, Window Coverings**

FP Stove Op: **Yes**  
 Contract Cost/Mo:

Add Inclusions: **Furnishings**

---

Property Information

---

Common Elem Fee: **No**Legal Desc: **BLK D PL 10 GALWAY EXCEPT PT 1 TO 3 45R2807; GAL-CAV AND HAR**Zoning: **SR**Assess Val/Year: **\$530,000/2022**PIN: **283340434**ROLL: **154202010026000**Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Boundary Only/ 1960**Hold Over Days: **90**Occupant Type: **Vacant**Deposit: **\$75,000**

---

Brokerage Information

---

List Date: **04/07/2022**List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** Source Board: **Kawartha Lakes****Prepared By: DAVID DONAIS, Broker of Record****Date Prepared: 04/07/2022****POWERED by [itsorealestate.com](https://itsorealestate.com). All rights reserved.****\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix****Rooms****MLS® #: 40236643**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>14' 7" X 23' 10"</b>	<b>4.44 X 7.26</b>	
<b>Dining Room</b>	<b>Main</b>	<b>9' 4" X 9' 10"</b>	<b>2.84 X 3.00</b>	
<b>Kitchen</b>	<b>Main</b>	<b>8' 10" X 9' 2"</b>	<b>2.69 X 2.79</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>14' 0" X 14' 0"</b>	<b>4.27 X 4.27</b>	
<b>Bathroom</b>	<b>Main</b>	<b>7' 3" X 2' 6"</b>	<b>2.21 X 0.76</b>	<b>2-Piece, Ensuite</b>
<b>Bedroom</b>	<b>Main</b>	<b>8' 1" X 11' 0"</b>	<b>2.46 X 3.35</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9' 7" X 10' 8"</b>	<b>2.92 X 3.25</b>	
<b>Bedroom</b>	<b>Main</b>	<b>8' 11" X 10' 8"</b>	<b>2.72 X 3.25</b>	
<b>Bathroom</b>	<b>Main</b>	<b>11' 5" X 4' 11"</b>	<b>3.48 X 1.50</b>	<b>4-Piece</b>

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.