

Property Client Full

93 West Clear Bay Road, Peterborough, Ontario K0M 2A0

Listing

93 West Clear Bay Rd Peterborough

Active / Residential Freehold / Detached

MLS®#: **X13723634**

List Price: **\$829,000**

New Listing



Peterborough/Trent Lakes/Trent Lakes

Tax Amt/Yr: **\$3,599.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 27 CON 12 GALWAY AS IN R408081, PT 14 45R7090; PT RDAL IN FRONT OF LT 27 CON 12 GALWAY PT 7 45R7090 CLOSED BY R517749; S/T R408081; GAL-CAV AND HAR**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **77.00** Fronting On: **S**
 Lot Depth: **298.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **Shoreline Residential**
 Dir/Cross St: **County Rd 121/Galway Rd**

PIN #: **283340087** ARN #: **154202010226300** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **1949/Boundary Onl**
 Possession: **Flexible** Possession Date:

Kitch Kitch + **1 (1+0)** Exterior: **Wood** Utilities: **No Gas, Hydro, No**
 Fam Rm: **No** Garage: **No** Sewers, No Cable
 Basement: **/None** Gar/Gar Spcs: **None/0.0** Other
 Fireplace/Stv: **Yes** Drive Pk Spcs: **5.00** Water: **Lake/River**
 Fireplace Feat: **Living Room, Propane** Tot Pk Spcs: **5.00** Water Supply Type:
 Interior Feat: **Water Heater Owned** Pool: **None** Water Meter:
 Parking Feat: **Private** Room Size: **Waterfront Feat: Beachfront**
 Heat: **Radiant** Rural Services: **Waterfront Struc: Dry Boathouse-Single**
 Heat Source: **Propane** Security Feat: **Well Capacity:**
 A/C: **/None** Well Depth: **Septic**
 Central Vac: **No** Sewers: **Unknown**
 Apx Age: **51-99** Special Desig:
 Property Feat: **Lake/Pond, Marina, Waterfront** Farm Features: **No**
 Exterior Feat: **Deck, Patio, Seasonal Living** Winterized:
 Roof: **Asphalt Shingle**
 Foundation: **Piers**
 Topography: **Level, Sloping, Wooded/Treed**

Soil Type:
 Alternate Power: **None**
 Water Name: **Crystal Lake**
 Waterfront Y/N: **Yes** Waterfront: **Direct** Island YN: **No**
 Water Struct: **Dry Boathouse-Single** Easements/Restr: **Right of Way**
 Water Frontage: **77.00**
 Water Features: **Beachfront**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd** Dev Charges Paid:
 Shoreline: **Clean, Deep, Hard Bottom** HST App To SP: **Not Subject to HST**
 Shoreline Road Allowance: **Owned** Shoreline Exposure: **South**
 Docking Type: **Private** Water View: **Direct** Channel Name:
 View: Lot Shape: **Rectangular** Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **This exceptionally well-maintained seasonal property on Crystal Lake has a multitude of desirable features that accentuate all that is wonderful about cottage living. The spacious half acre lot has the rare combination of being gently sloping to the water while quickly transitioning off the shoreline to deep, weed-free, dive-off-the-dock swimming into (as befits the lake's name) crystal-clear water. The 77 ft of south-facing waterfront (which is owned) features a waterside patio, a large platform at the end of the dock, a waterside fire pit and a boat house that is currently used to store water toys. There is an attractive retaining wall along the shoreline with gentle concrete steps to a shallow shelf in the water where young children can safely frolic. The lot is well-treed, ensuring low maintenance, dappled sunlight and excellent privacy. The three-bedroom cottage is set close to the water and features a screened sunroom and adjacent deck that provides perfect views of the waterfront and lake. The main interior living areas are open concept, highlighted by a propane fireplace and a lovely vaulted ceiling that extends to a loft that could be utilized to provide extra sleeping area for the kids. The kitchen and bathroom have been updated, adding to the bright and cheery vibe that exudes from this wonderful cottage. Access to the property is easy from a municipally maintained road. Most furniture and furnishings are included.**

Inclusions: **Fridge, stove, bar fridge, toaster oven, fire pit ring, most furniture and furnishings, TV and mount, propane tank, dock, floating swim platform.**

Listing Contracted With: **Kawartha Waterfront Realty Inc.**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **08/28/2026**

Rooms

MLS® #: X13723634

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	6.53 M X 9.45 M	21.42 Ft x 31.00 Ft		
Kitchen	Main	3.91 M X 3.56 M	12.83 Ft x 11.68 Ft		
Sunroom	Main	5.89 M X 1.65 M	19.32 Ft x 5.41 Ft		
Bedroom	Main	2.36 M X 3.53 M	7.74 Ft x 11.58 Ft		
Bedroom	Main	2.39 M X 3.53 M	7.84 Ft x 11.58 Ft		
Bedroom	Main	2.26 M X 2.26 M	7.41 Ft x 7.41 Ft		
Bathroom	Main			3	

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