
Pigeon Lake

WATERFRONT PROPERTY



This year-round lake house resides on a spectacular lot on the east shore of Pigeon Lake. The gently sloping 0.87 acre property is exceptionally private with tall hedges along the property lines, and the lovely mix of lawn, mature trees and low-maintenance perennials between the lake house and the waterfront emanates a wonderful sense of grandeur. There is a waterside deck, two docks, outdoor lighting and a spacious and attractive storage shed along the 124 ft of west-facing waterfront that provides a perfect platform for sunsets and views of undeveloped Boyd Island. The four-bedroom lake house provides over 2,400 sq ft of living space on two levels. Highlights include a Great Room with floor-to-ceiling windows and propane fireplace, a dining room with a walk-out to an expansive wrap-around deck, and a large, functional kitchen. The lower level has a large family room with floor-to-ceiling windows and sliding doors, a large bedroom, a 3 pc bathroom and a laundry room. A large double garage with a paved driveway completes the picture. Central air (2020). Access is via a serviced municipal road. Recreation opportunities abound with nearby sandbars, hiking trails on Boyd Island, and Bobcaygeon only a short boat ride away. The property is being sold with most furnishings and a lawn tractor included. This is an exclusive listing – please contact David Donais at 705 438 3000 for more information.

PRICE	TBD
LOT SIZE	0.87 Acres
ZONING	Shoreline Residential
WATER FRONTAGE	124 Feet
LOT DEPTH	278 Feet
WATERFRONT EXPOSURE	West
STYLE	Raised Bungalow
YEAR BUILT	1985
FINISHED SQUARE FOOTAGE	2,424 Sq Ft
BEDROOMS	4
BATHROOMS	4 PC and 3 PC
OTHER STRUCTURES	Double Garage, Waterside shed
TOPOGRAPHY	Sloping
ACCESS	Municipal Road
ROOFING	Asphalt shingles
EXTERIOR SIDING	Wood
WATER	Well
SEWAGE	Septic System
FOUNDATION	Concrete block
HEATING	Electric forced air furnace, Propane fireplace