

\$3,200,000 - 538 Clear Lake Road W, Rideau Lakes

MLS® #X12124292

\$3,200,000

0 Bedroom, 0.00 Bathroom,
Business on 13.91 Acres

817 - Rideau Lakes (South Crosby) Twp,
Rideau Lakes, Ontario

Green Valley Cottages and Sites is a spectacular 14 acre waterfront resort with 800 feet of sandy beach shoreline on picturesque Clear Lake - part of the Unesco Heritage Rideau Canal Site. Clear Lake offers miles of waterfront cruising joining to Newboro Lake, Indian Lake, Benson Lake, Poliwog Lake, Mosquito Lake and Loon Lake and sits between Newboro Lock and Chaffey's Lock. Summer residents enjoy boating to Chaffey's Lock for dining at the famous Opinicon Lodge, shopping at Kilborn's in Newboro and one lock over to the excitement, dining and shopping in Westport. These lakes offer a fantastic fishing opportunity which has become a great sport for the summer residents. Green Valley offers 5 furnished cottages, each turn key with their own docking facility, outdoor campfire, swimming and lounging area and are fully rented as short term rentals throughout the season. There are 55 trailer sites with permanent trailers that residents use throughout the summer months. There is more than ample docking along the 800 feet of shoreline at the property and is ideal for increased revenue with dock fees. The 4 bedroom, 2 bath century stone home is 4 season and sits at the entrance of the park. It provides additional rental space, large group gatherings or a residence for the new owner. The 14 acre park amenities include: First class pickle ball/basketball court, zip line, playground, club pavilion, club house for



teens, fish cleaning station, common bathroom facility, ample docking, sand beach swimming, beach volleyball court, boat trailer parking, wifi, garbage collection, guest parking and specular West facing sunsets (those are included in the price). Make sure you consider this beautiful property in your future plans. Live on the Rideau system and let your property provide a healthy income. Visit greenvalleycottages.ca for further information and photos. (id:6289)

Essential Information

Listing #	X12124292
Price	\$3,200,000
Bathrooms	0.00
Acres	13.91
Type	Business

Community Information

Address	538 Clear Lake Road W
Subdivision	817 - Rideau Lakes (South Crosby) Twp
City	Rideau Lakes
Province	Ontario
Postal Code	K0G1E0

Amenities

Amenities	Recreation
Features	Irregular lot size
Parking Spaces	70

Interior

Heating	Oil Forced air
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Listing Details

Listing Office	COLDWELL BANKER SETTLEMENT REALTY
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