

\$559,999 - 764 East Bear Lake Road, Mcmurrich/monteith (bear Lake)

MLS® #X12441121

\$559,999

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Bear Lake, Mcmurrich/monteith (bear Lake),
Ontario

Great rental potential! A captivating 3 bedroom bungalow cottage on Bear Lake, Sprucedale in the Parry Sound District. The seller has applied to purchase the shore Road allowance. Located directly off a year-round municipal maintained road with little traffic. 307 feet of amazing waterfront on 1.3 acres of privacy abutting Crown land with plenty of land to explore directly from this property for a long leisurely walk or hike. Excellent fishing, boating, and swimming right from your dock. Waters edge is just steps away from the cottage. For the avid fisherman, northern pike, walleye, bass, sunfish and perch. A west exposure with a picture sunset filled sky. Enjoy the consistent breeze off the lake and sun all day. Seller has applied to purchase the shore road allowance. New roof shingles in 2024. Open concept, new wood stove in 2021, outdoor shower, pine ceilings. Spend your summer days listening to soothing sounds of mother nature while gazing out to the glistening waters from your deck. Gentle entry for swimming and launching a boat. Sand entry and smooth Canadian Shield shoreline. Plenty of wildlife with deer, moose, beaver, and the sounds of loons calling. Enjoy all your boating activities or a nice quiet paddle board. This lake will fulfill your families waterfront needs. All furniture included making this turnkey cottage ready to enjoy before the



summer begins. Visit Sprucedale for amenities and full grocery stores just a half hour away. Boat launch nearby. Look no further for your cottage country dream.A 3 season built cottage w/ an outdoor shower.Click on the media arrow for video, floor plans and 3-D imaging. (id:6289)

Essential Information

Listing #	X12441121
Price	\$559,999
Bedrooms	3
Bathrooms	1.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	764 East Bear Lake Road
Subdivision	Bear Lake
City	Mcmurrich/monteith (bear Lake)
Province	Ontario
Postal Code	P0A1Y0

Amenities

Utilities	Electricity
Features	Wooded area, Level
Parking Spaces	4
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Wood Other
# of Stories	1

Exterior

Exterior	Aluminum siding
Lot Description	307 x 187.9 FT 1/2 - 1.99 acres
Foundation	Wood/Piers

Listing Details

Listing Office RE/MAX Parry Sound Muskoka Realty Ltd



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 3:01am EDT