



1203 Bygrove Lane **List: \$1,690,000 For: Sale**
Tay Valley Ontario K0G 1X0
 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark
SPIS: No **Taxes:** \$8,471.36/2025 **DOM:** 1

Detached **Front On:** E **Rms:** 17
Link: N **Acre:** 2-4.99 **Bedrooms:** 4
 2-Storey **Washrooms:** 3
 1x2xMain, 1x4x2nd, 1x4xBsmt

Lot: 334.64 x 438 Feet **Irreg:**
Dir/Cross St: Bygrove Lane / Crozier Road
Directions: Crozier Road to Bygrove Lane, property on left

MLS#: X13204872 **PIN#:** 052110231
Possession Remarks: TBD
Legal: LOT 9, PLAN 27M12, TAY VALLEY; S/T RS196158 OVER PT 5, 27R8194; S/T EASEMENT OVER PT 5, 27R8194 IN FAVOUR OF PT 4, 27R2861 AS IN RS98160; S/T EASEMENT OVER PT 5, 27R8194 IN FAVOUR OF PT 5, 27R2861 AS IN RS98164; S/T EASEMENT OVER PT 5, 27R8194 IN FAVOUR OF PT 6, 27R2861 & PT 12, 27R5316 AS IN RS98161.

<p>Kitchens: 1 Fam Rm: Y Basement: Full / Walk-Out / Finished Fireplace/Stv: Y Heat: Radiant / Propane A/C: Other Central Vac: No Apx Age: Year Built: 2008 Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Metal Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:</p>	<p>Exterior: Brick / Log Gar/Gar Spcs: Detached / 3 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 7 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Lake Access, Terraced, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Fishing, Landscaped, Privacy, Porch Enclosed, Year Round Living Interior Feat: Brick & Beam, Carpet Free, ERV/HRV, Generator - Full, On Demand Water Heater, Water Heater Owned, Water Softener Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector</p>	<p>Zoning: Cable TV: No Hydro: Yes Gas: No Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility: None Feat: Under Contract: Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Shed Survey Type: None</p>
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Water Body Name: Bobs Lake **Shoreline:** Clean, Deep
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 334.64 **Shoreline Exp:** SE
Topography: Hilly, Rocky, Terraced, Wooded/Treed **Alternative Power:** Generator-Wired
Water Features: Dock, Stairs to Waterfront **Easements/Restrict:** Unknown
Access to Property: Year Round Private Road **Rural Services:** Cell Services, Electricity Connected, Internet High Speed, Telephone Available
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Nestled on 3.7 private acres with pristine east-facing waterfront, this extraordinary waterfront estate showcases a masterfully reconstructed century log home & barn, thoughtfully relocated and rebuilt to create a one-of-a-kind lakeside retreat. Set along the shores of beautiful Bobs Lake, this property offers deep, clean waterfront ideal for swimming, boating and endless sunrise views. The main level features an impressive combination of log home charm and soaring timber-frame architecture. In the log portion of the home, a cozy family/games room welcomes you with cathedral ceilings, exposed timber rafters and a convenient 2-pc bath. The adjoining timber-frame living area is truly spectacular, with soaring ceilings, dramatic barn-beam construction and a stone fireplace. The spacious kitchen is perfectly suited for entertaining, complete with a 6-burner propane stove and an intimate sitting area. Walls of windows and skylights flood the adjoining sunroom with natural light while providing lake views and access to the outdoors. Also on the main floor is a family room, a spacious laundry/mudroom and an attached office space ideal for working remotely. Upstairs, the primary bedroom features a luxurious 4-pc ensuite bathroom and access to a beautiful enclosed balcony. The lower level offers additional living space with 3 bedrooms, a full bathroom, a large rec. room and utility/storage areas, making this home ideal for hosting family and guests. Comfort and efficiency are enhanced with a propane boiler heating system featuring in-floor radiant heat along with hot water radiators in select rooms. Additional infrastructure includes an on-demand propane generator, drilled well, septic system and a detached garage with a loft. Outside, the property has landscaped grounds, mature gardens, extensive stonework, & winding pathways down to the private dock.

Inclusions: Dining table + 8 chairs, 8 Muskoka chairs, whips for boat, 3 paddle boards, 2 rocking chairs on front porch, wicker rocker in screened porch, white wooden bench in screened porch

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595