








Century Log Charm. Pristine Waterfront. Sunrise Views.

1203 Bygrove Lane, Tay Valley, ON

-  # X13204872
-  \$1,690,000
-  4 Bedrooms
-  3 Bathrooms
-  3.7 Acres
-  Bobs Lake

Century log home estate on 3.7 acres with 334 ft of pristine east-facing Bobs Lake waterfront.

Nestled on 3.7 private acres with an exceptional 334 ft of pristine east-facing waterfront, this extraordinary property showcases a masterfully reconstructed century log home and barn, thoughtfully relocated and rebuilt to create a one-of-a-kind lakeside retreat. Set along the crystal-clear shores of beautiful Bobs Lake, this remarkable property offers deep, clean waterfront ideal for swimming, boating, and enjoying endless sunrise views. Crafted from century-old logs, hand-hewn timbers, and reclaimed barn beams, the residence blends historic character with refined comfort and timeless craftsmanship.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. 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. Used under license.



Table of Contents

**1203 Bygrove Lane
Tay Valley, ON**

Features	3
More Information	4
Gallery	5
Floor Plan	7
Bobs & Crow Lake Boating Cards	9
Water Test	10
WETT Inspection	11
Well Report	12
Septic Inspection	13
Interactive Links	14
MLS Listing	15
Contact Information	16

FEATURES



Century log home estate on 3.7 acres with 334 ft of pristine east-facing Bobs Lake waterfront

- **A One-of-a-Kind Lakeside Estate:** Nestled on 3.7 private acres with an exceptional 334 ft of pristine east-facing waterfront, this extraordinary property showcases a masterfully reconstructed century log home and barn, thoughtfully relocated and rebuilt to create a one-of-a-kind lakeside retreat. Set along the crystal-clear shores of beautiful Bobs Lake, this remarkable property offers deep, clean waterfront ideal for swimming, boating, and enjoying endless sunrise views. Crafted from century-old logs, hand-hewn timbers, and reclaimed barn beams, the residence blends historic character with refined comfort and timeless craftsmanship.
- **The Main Level:** The main level features an impressive combination of log home charm and soaring timber-frame architecture. In the original log portion of the home, a cozy family and games room welcomes you with cathedral ceilings, exposed timber rafters, and a convenient two-piece bath. The adjoining timber-frame living area is truly spectacular, highlighted by soaring ceilings, dramatic barn-beam construction, and an enormous stone wood-burning fireplace. The spacious country kitchen is perfectly suited for entertaining, complete with a Heartland six-burner propane stove, generous prep space, and an intimate sitting area. Walls of windows and skylights flood the adjoining full-width sunroom with natural light while providing uninterrupted lake views and seamless access to the outdoors. Also on the main floor are a private family room, a spacious laundry and mudroom, and an attached office space ideal for working remotely or managing family life.
- **The Upper Level:** Upstairs, the private primary retreat overlooks the stunning main living space below and features a luxurious four-piece ensuite bathroom with custom glass shower and access to a beautiful enclosed balcony, the perfect place to enjoy peaceful morning coffee overlooking the lake.
- **The Lower Level:** The fully finished lower level offers outstanding additional living space with three more bedrooms, another full bathroom, a large recreation room, and utility and storage areas, making this home ideal for hosting family and guests year-round.
- **Infrastructure and Systems:** Comfort and efficiency are enhanced with a propane boiler heating system featuring in-floor radiant heat on both levels along with hot water radiators in select rooms. Additional infrastructure includes a Kohler on-demand propane generator, drilled well, Waterloo Biofilter septic system, and a detached three-car garage with an upper storage loft.
- **The Grounds and Waterfront:** Outside, the property is equally impressive. Meticulously landscaped grounds, mature gardens, extensive stonework, and winding pathways lead to the waterfront where beautiful stairs descend to the private dock. Multiple outdoor sitting areas create endless opportunities to relax, entertain, and take in the breathtaking natural surroundings.
- **Bobs Lake:** Located on the highly sought-after waters of Bobs Lake, a spectacular 19-kilometre lake renowned for excellent fishing, boating, island exploration, and untouched natural beauty, this exceptional property offers the ultimate blend of luxury, privacy, recreation, and timeless waterfront living.

MORE INFORMATION

Build & Key Dates

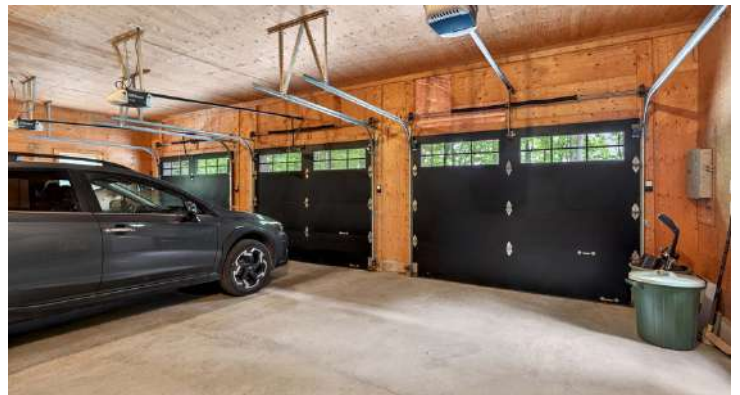
- Built 2006–2008
- Stairs to Lake, 2021
- Generator: Kohler 14W, Model 14RCA, 2022
- Boiler and Controller, 2025
- CO2 and Smoke Alarm, 2025
- Roof Heating Wires, 2026
- Ductwork in place, ready for A/C installation

Negotiable Inclusions (available if wanted):

Dining table and 8 chairs, 8 Muskoka chairs, boat whips, 3 paddle boards, 2 rocking chairs (front porch), wicker rocker (screen porch), white bench (screen porch)

Exclusions

Wall clock, mirrors in basement bedrooms, blue buffet in pool room, pool table, piano



Expenses (2025):

Heat	Hydro	Security	Maintenance (2x/year)	Property Taxes
~\$12,000	~\$1,680	\$300	\$350	\$8,471.36

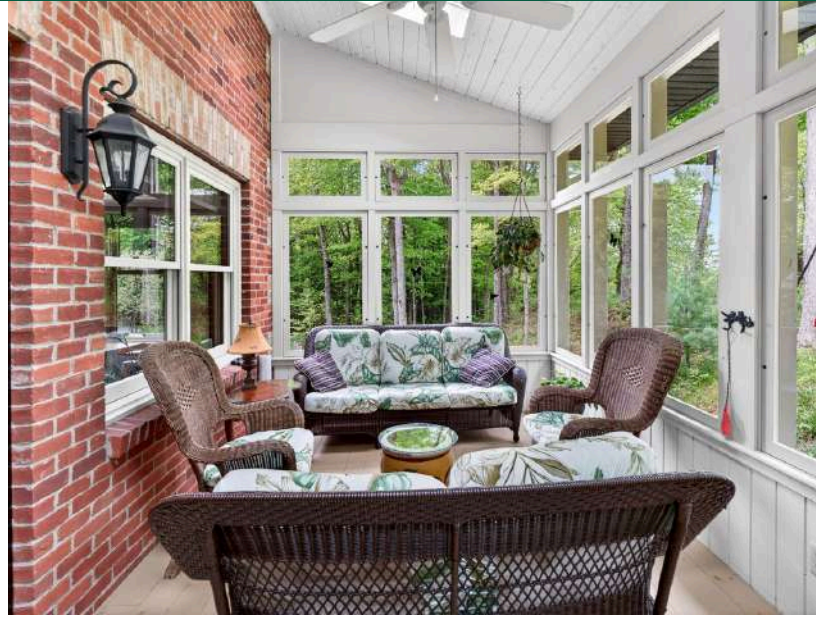
Directions

- Crozier Road to Bygrove Lane, property on left.

GALLERY

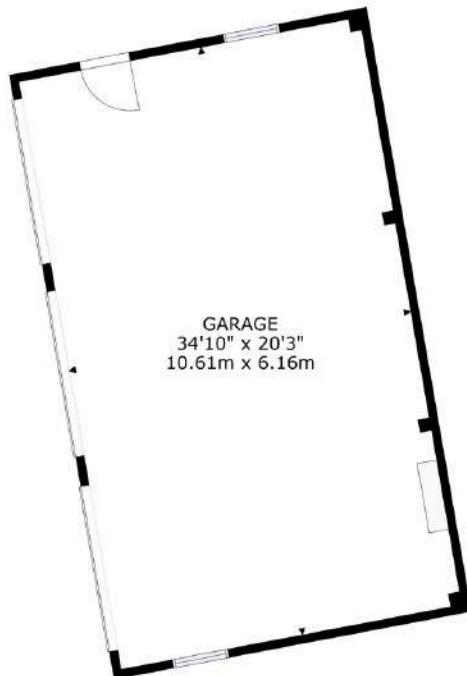
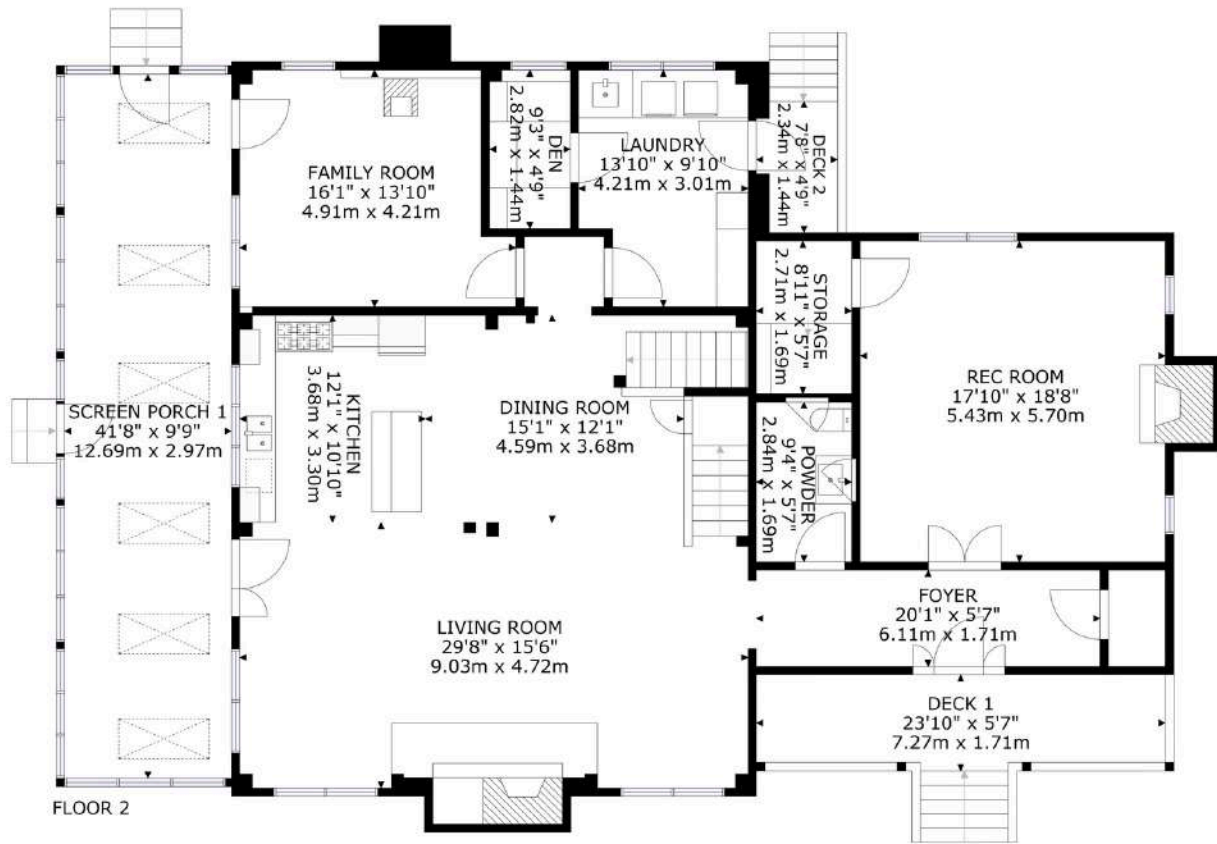


GALLERY



FLOOR PLAN 1/2

Main Floor & Garage



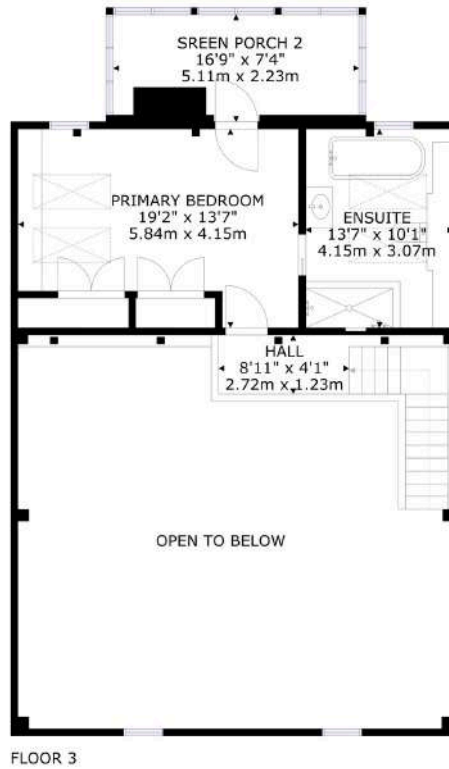
GROSS INTERNAL AREA
FLOOR 1: 1756 sq.ft, 163.18 m²; FLOOR 2: 1873 sq.ft, 173.99 m²; FLOOR 3: 455 sq.ft, 42.25 m²

EXCLUDED AREA
GARAGE: 703 sq.ft, 65.35 m²; SCREEN PORCH 1: 406 sq.ft, 37.69 m²; DECK 1: 124 sq.ft, 11.56 m²; DECK 2: 33 sq.ft, 3.07 m²; SCREEN PORCH 2: 123 sq.ft, 11.41 m²
TOTAL: 4084 sq.ft, 379.42 m²

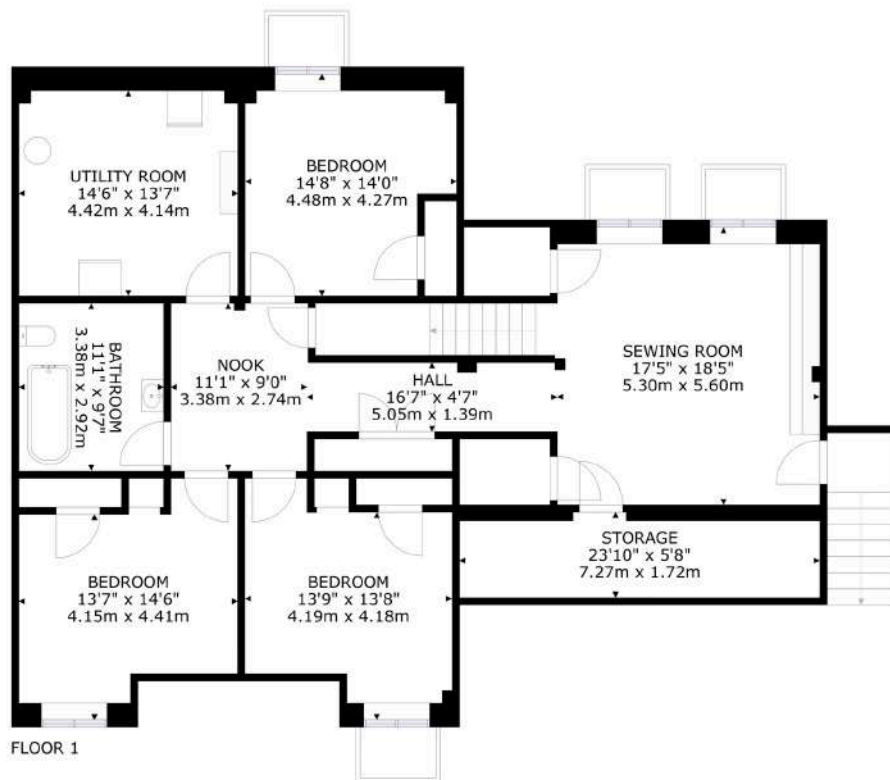
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2

Upper Level

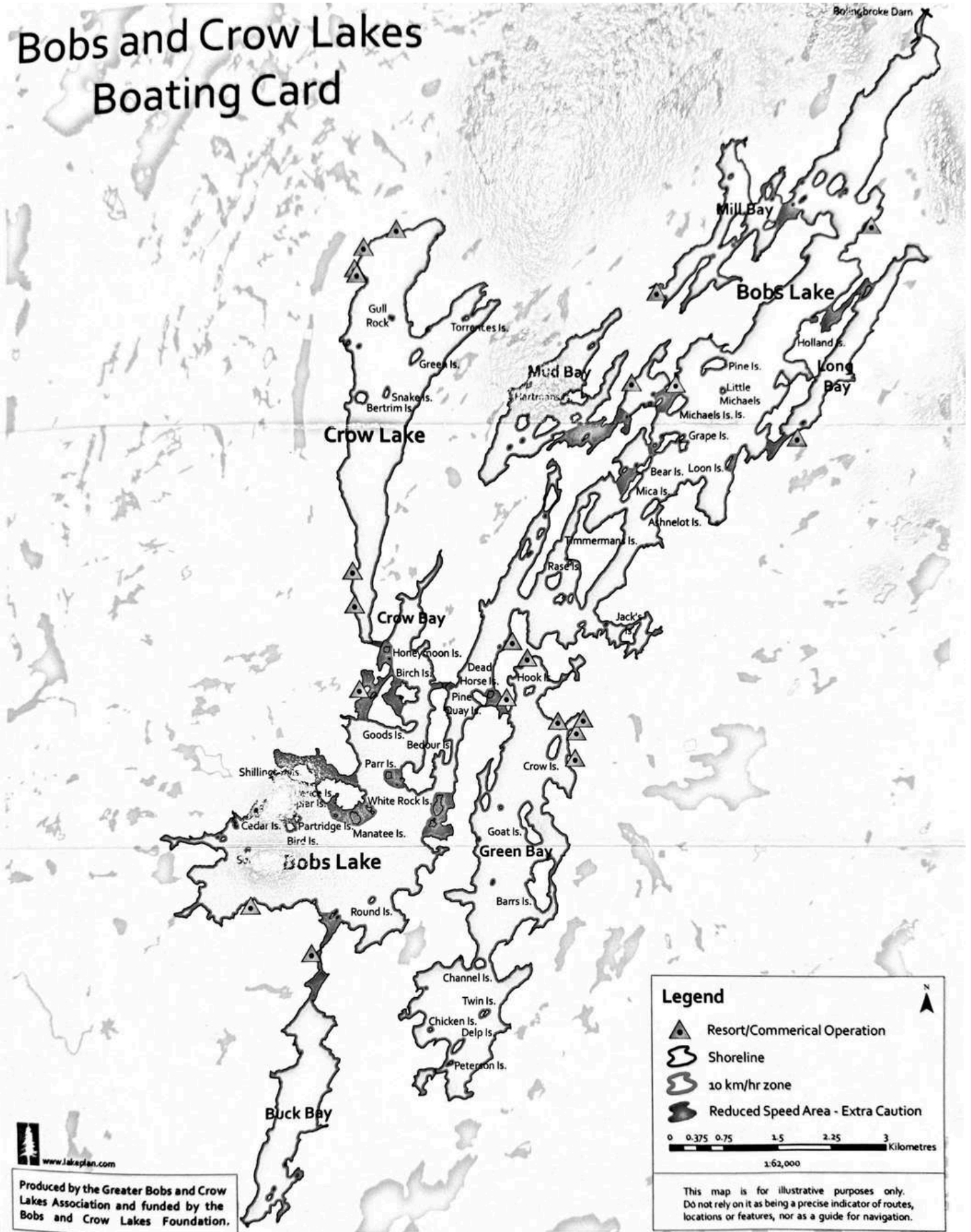


Basement



BOBS & CROW LAKE BOATING CARDS

Bobs and Crow Lakes Boating Card



WATER TEST

Public
Health
Ontario

Santé
publique
Ontario

Public Health Laboratory - Kingston

181 Barrie St
KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only

Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse**

First Name, Last Name / Prénom, Nom de famille

HEATH GURR

Street address / Adresse municipale

7 Spring

Canada

WESTPORT, Ontario K0G 1X0

Location of Water Source /

Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

Street address / Adresse municipale

1203 Bygrove LANE

TAY VALLEY ON K0G1X0

County / Comté: **NOT PROVIDED**

Health Unit # / # du bureau de santé: **2241**

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: **013360284**

Phone # / # tél.**: **613-985-2414**

Date/Time Collected / Date/heure du prélèvement** : **2026-06-02 15:30:00**

Date/Time Received / Date/heure Reçu le*: **2026-06-03 11:14:36**

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?*

**Not answered/
Pas répondu**

Authorized by / Autorisé par

**Vice President and Chief, Microbiology and Laboratory Services or
Designate / ou Désigner**

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: **2026-06-03**

Date Read / Analyse effectuée le: **2026-06-04**

Please Note / Prière de noter ce qui suit :

***All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.**

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

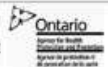
*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

**Data provided by the customer / Données fournies par le client.

Print Date / Date d'impression*: 2026-06-04

Page 1 of 1

LIMS Report #: 59726700



Date Reported / Date du rapport*: 2026-06-04 14:37:08

T_SingleSampleOPHL_WATPRIVATE.rpt

WETT INSPECTION



www.wettinc.ca
@WETT_CA



Scan the QR Code or Visit:
<https://gurreathomes.com/wp-content/uploads/2026/06/1203bygroveln-wett.pdf>
to see the full WETT Inspection

This inspection form is provided to WETT members as a recommended part of completing a WETT Inspection™. If this form is modified in any way from the official form provided by WETT, it will no longer be considered to be an official WETT Inspection™ form.

Company: Embers
Address: 63 North St, Perth, ON K7H 2T1
Website: www.embers.on.ca
Email: _____
Phone: 613-264-0878

REQUESTED BY:

Name: [REDACTED]
Address: 1203 Bygrove Lane, Sharbot Lake, ON
Email: _____
Phone: _____
Cell Phone: [REDACTED]

Inspector's name: Ben Merkley
Reason(s) for inspection: Real Estate

Type of inspection requested Visual Technical Invasive

Date of request: _____

INSPECTION LOCATION: Same as requested or:

Name: _____
Address: _____
Email: _____
Phone: _____
Cell Phone: _____

WETT #: 12893

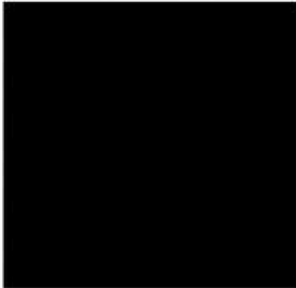
Date of inspection: 06/03/2026

- 1. Visual Inspection:** This inspection includes the following:
 - a. Measurements of clearances.
 - b. Opening stove doors and all ground-accessible dampers/clean-out doors.
 - c. Visual inspection of the chimney from the ground.
 - d. WETT report documenting all noted deficiencies and red flags that may require a more detailed inspection, including all mandatory photos in the WETT Inspection Standards of Practice (SOP).
 - e. Easily visible portions of the flue (such as first tiles of an open fireplace or top section if the inspector has accessed the roof).
- 2. Technical Inspection:** This inspection includes the following:
 - a. All visual elements of the system as indicated in Visual Inspection.
 - b. Hands-on work which may include:
 - i. Taking apart flue pipes,
 - ii. Opening clean-outs,
 - iii. Entering the attic to view additional system components,
 - iv. Accessing the chimney on the roof.
 - c. Review of condition of components removed or exposed through hands-on work and quantity of creosote noted in components and where visible in chimney sections.
 - d. All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with all mandatory photos.
- 3. Invasive Inspection:** This inspection includes the following:
 - a. All visual elements of the system as indicated in Visual Inspection.
 - b. All hands-on work as indicated in Technical Inspection.
 - c. General construction work to building elements including:
 - i. Opening of walls or ceilings,
 - ii. Disassembly or invasive work on masonry or prefab chimneys,
 - iii. Examination of chimney liners,
 - d. All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with mandatory photos.

- **Inspection Results:** Indicate inspection results for each component. Code compliance = proper use of listed components. N/A = Not Applicable. UTI = Unable To Inspect.
- **Suitable (Suitability)** refers to system components that appear to be mechanically and structurally able to provide their designed and intended function.
- **Unsuitable** refers to components, or parts thereof, that are not mechanically or structurally suitable to maintain the function they were intended to perform.
Note: an appliance that has been modified is no longer a certified appliance.
- This inspection report only documents the conditions at the time of inspection.
- All non-compliance ratings should be considered for comment. See "Comments" page(s)
- An inspection, at any level, can be expected to include some components marked UTI.
- Manufacturer's specific instructions/CSA B365/building code shall be used to complete this inspection form.
- Appliances are not fired as part of an inspection. This is not a performance inspection.
- The electrical system is not part of a solid-fuel inspection
- Documentary evidence, including a valid certification number of the attending WETT-certified professional, is a mandatory requirement of the inspection process.
- Persons signing a declaration must have physically inspected the work.
- Use one inspection form per appliance. In a multi-chimney situation, this inspection form is limited to the related appliance.
- Inspectors are checking for "Code Compliance." They do not "Pass" or "Fail."
- Inspectors do not certify the appliance or the installation.
- Inspectors do not issue a WETT certificate with an inspection, they issue an inspection report.

SEPTIC INSPECTION

Inspection



Description: Residential [REDACTED]
Service Item: BI-002085
Service Item Type: RES
Task Status: Service is finished



Waterloo Biofilter Systems Inc.
65 Massey Road
Suite C
Guelph, ON N1H 7M6

Phone: 519-856-0757
Email: service@waterloo-biofilter.com
Web: <https://waterloo-biofilter.com/>
Company VAT No.: 89759 4974

Date: 05/19/2026
Employee: Mike L
Work Order ID: EXP00007496
Order type: REGULAR

Service Date	05/19/2026
System Inspection	
Current Condition	Septic is working as it should. The center support in the shed has rotted and should be replaced.

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=9zUfQzw7ZFq>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/jmeNZlccVEQ>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/epG5vzPEcso3CYi4A>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1203BygroveLane/>

MLS LISTING



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 **Acres:** 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: Direct Waterfront: Retirement: None Accessibility Feat: Propane Tank Under Contract: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Shed Survey Type: None</p>
---	--	--

<p>Water Body Name: Bobs Lake Water Body Type: Lake Water Frontage (ft): 334.64 Topography: Hilly, Rocky, Terraced, Wooded/Treed Water Features: Dock, Stairs to Waterfront Access to Property: Year Round Private Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct</p>	<p>Shoreline: Clean, Deep Shoreline Allowance: None Shoreline Exp: SE Alternative Power: Generator-Wired Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Internet High Speed, Telephone Available Waterfront Accessory Bldgs: Not Applicable</p>
--	---

#	Room	Level	Length (ft)	Width (ft)	Description
---	------	-------	-------------	------------	-------------

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!