

104553

Property No: 195301



76475 PARR LINE  
Clinton, ON, N0M 1L0

3 Bedrooms  
4 Bathrooms  
2,478 Square Feet

**\$1,100,000**



## Waterfront Home for Sale

51+ Acre Riverfront Estate near Bayfield! Well-maintained 2400 sqft home(1996) nestled along the Bayfield River with over 3000+ of river frontage. Lovely brick exterior w/double attached garage. Large oak kitchen w/eating area, separate dining area, beautiful living room. Muskoka room plus sunroom. Main-floor master bedroom w/ensuite(jetted tub), walk-in closet. Hardwood floors thru-out main level. 3 bdrms plus potential for more in lower level. Fully-finished basement w/games area, family room, exercise area, office & 2nd kitchen. Handcrafted woodwork thru-out interior. Approx 3600 sqft of living. Propane heating. C/air. Detached triple garage heated by outdoor furnace, quonset building plus another heated shop. Concrete driveway.Other outbuildings at the rear of property. Camping area. Walking trails thru the bush, (2) ponds, maple syrup operation & sawmill facility. 12 minute drive to Bayfield. A truly remarkable property....don't hesitate on this one!



Royal LePage Locations  
North Brokerage

(800) 886-4713

Estimated Mortgage Rate

**\$4,366 / month**

based on 20% down at 3.44

Clinton  
Home for Sale



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Call or visit to schedule your viewing  
[MoveMe.To/id/104553](https://www.movemeto.com/id/104553)

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Rooms

Kitchen	Basement	10' 4" x 12' 9"
3pc Bathroom	Basement	9' " x 7' 3"
Family room	Basement	13' 7" x 21' 6"
Office	Basement	9' 4" x 25' 5"
Exercise room	Basement	11' 1" x 13' 5"
Utility room	Basement	21' 6" x 18' 6"
Cold room	Basement	4' " x 18' "
Games room	Basement	14' " x 21' 6"
Living room	Ground level	19' " x 20' "
Kitchen	Ground level	15' 6" x 11' 4"
Other	Ground level	10' 4" x 13' "
Dining room	Ground level	10' 6" x 18' "
Dinette	Ground level	11' 1" x 24' 6"
Master bedroom	Ground level	11' 8" x 18' 5"
2pc Bathroom	Ground level	4' 3" x 6' "
4pc Bathroom	Ground level	5' 2" x 11' 5"
Bedroom	Ground level	11' 8" x 9' 10"
Bedroom	Ground level	11' 8" x 10' 4"
Laundry room	Ground level	4' 5" x 4' 5"
Other	Ground level	10' 2" x 11' 8"
5pc Ensuite bath	Ground level	11' 9" x 13' 7"
Sunroom	Ground level	15' 9" x 15' 4"

Additional Features

Cooling: Central air conditioning

Heating: Forced air, Hot water radiator heat, In Floor Heating

Foundation: Poured Concrete

Exterior: Brick

Appliances: Central Vacuum, Whirlpool, Washer, Dishwasher, Stove, Dryer, Alarm System, Refrigerator, Window Coverings



Listing provided by RE/MAX RELIABLE REALTY INC.. To schedule a viewing call (800) 886-4713 and ask about Listing ID 104553.