

## LISTING HIGHLIGHTS

# 10 Burma Road

**FILE 4676**  
**Road Access**  
**Clearwater Bay**

### Selling Features:

- 0.75 acres
- 160 feet of frontage
- South facing
- Irregular lot depth

**Taxes:** \$2,078.00 in 2024

**PIN:** 42150-0640; 42150-0646

**Services:** 150 AMP Hydro,  
telephone

**Directions:** Burma Road, stay  
right, #10 is at the top of the hill



**Comments:** The View Will Never Get Old

Tucked high atop a granite ridge on the iconic shoreline of Clearwater Bay this retreat is more than just a cottage—it's a destination. The drive in is part of the adventure, winding its way along the rugged shoreline, narrow and steep, this road sets the stage for something truly special. As you crest the top, you're rewarded with one of the most spectacular cottage sites - unspoiled sweeping panoramic views of lake and sky that feels like the top of the world.

Set on a beautifully elevated  $\frac{3}{4}$ -acre lot with 160 feet of deep-water frontage, this road-accessible cottage offers privacy, sunlight, and stunning south- and west-facing vistas. Originally built in 1993, the 1,448 sq ft cottage features 3 bedrooms and 2 bathrooms, a spacious kitchen, a formal dining area, and a screen room perfectly positioned for sunset watching and long summer evenings. The functional floor plans offers one level living with ample storage with its mud room and laundry room joining the kitchen and main entry. This 3-season cottage is heated and insulated and its woodstove will help keep you warm during those cooler shoulder seasons.

Behind the cottage you'll find a charming 1-bedroom, 1-bathroom bunkie that adds flexible guest space for family and friends who appreciate a little extra privacy.

Make no mistake, there is work to do here, but the price point reflects very good value.  
Viewings by appointment only.  
Inquire today.

**\$799,000**



### Improvements

- 100 AMP hydro
- Built in 1993
- Lake drawn water
- Septic
- Bunkie (1 bed, 1 bath - 384 sq. ft.)
- Low maintenance siding
- Asphalt siding
- Detached shed (8' x 14')
- Large deck for entertaining
- Plenty of boat parking at dock

### Additional Specs:



**3 BEDROOMS**



**2 BATHS**



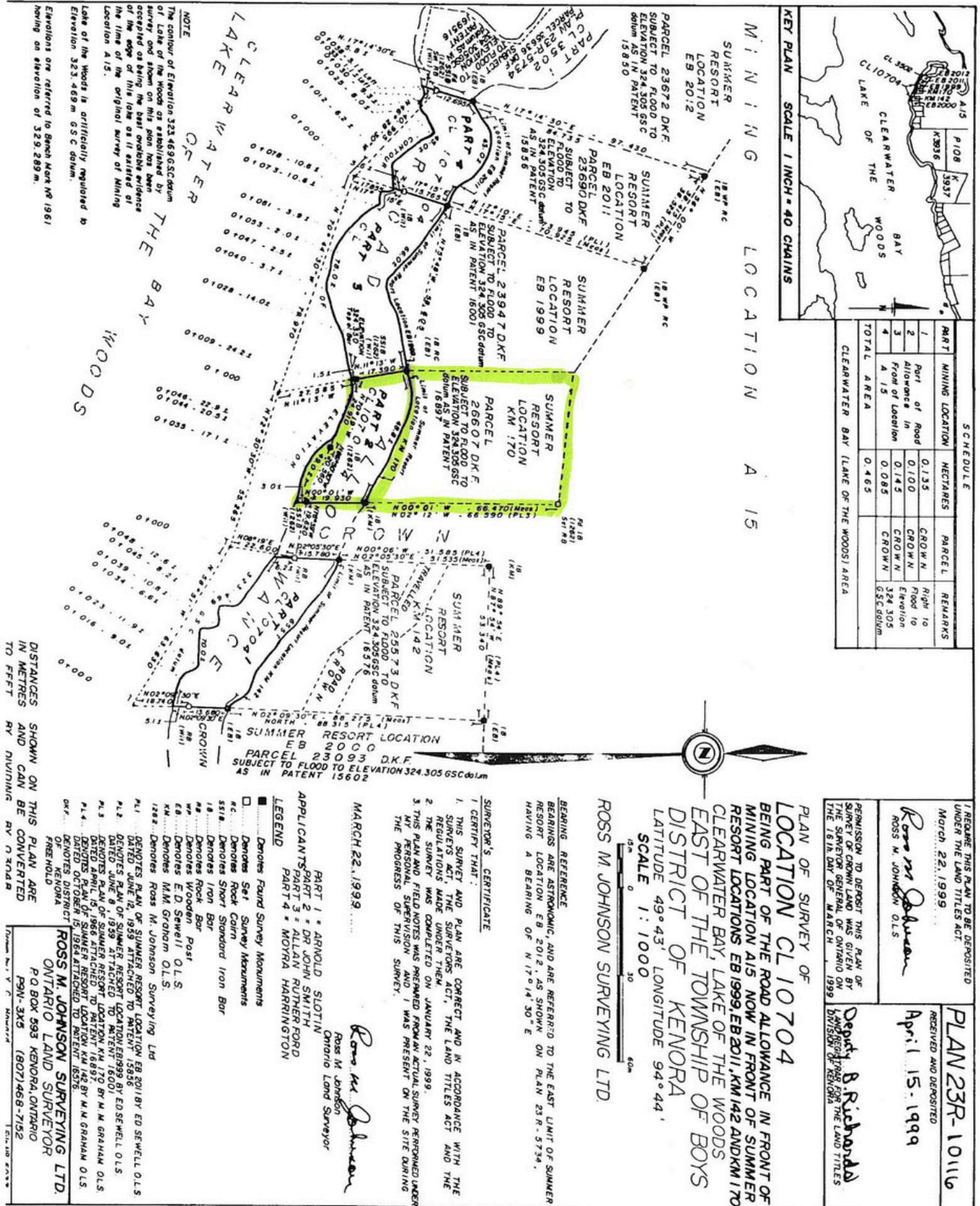
**1,448 SQ. FT.**



**160 FT.**







**NOTE**  
The contour of Elevation 323.469 G.S.C datum of Lake of the Woods as established by survey and shown on this plan has been accepted as being the best available evidence of the shape of this lake as it existed at the time of the original survey of Mining Location A 15.

Lake of the Woods is artificially regulated by Elevation 323.469 m G.S.C datum.  
Elevations are referred to Grand Mean NG 1981 having an elevation of 329.269 m.

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**ROSS M. JOHNSON SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
P.O. BOX 993 KENORA, ONTARIO  
P5N 3X5 (807) 468-7152