



*Spectacular Year-Round Lake Home
Turn Key: Move in + Enjoy!*



**WHITESHELL
PROVINCIAL PARK**

*Betula Lake
Block 4 Lot 11*

\$697,000

*Louise Sampson, Broker
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The House:

- * 1700 SF Stunning Year-Round Lake House
- * Kitchen designed for a "Chef"
- * Built in cook top, microwave, oven + dishwasher
- * Large island-style kitchen: open concept
- * Great Room (Living Rm, Dining Rm, Kitchen) c/w OFP & vaulted ceiling
- * Family Room with wall of windows c/w OFP & cathedral ceiling
- * 2 Antoinette Wood Fireplaces with Lifting Door by Valcourt
- * 4 Bedrooms
- * Bathroom with 2 sinks + tub/shower
- * Mainly Pine Interior
- * Raised Pine Ceilings
- * Plank Laminate Flooring

The Trimmings:

- * 800 SF (approx.) of composite decks
- * Of which, 200 SF deck space has a roof over top
- * Hot tub on front deck
- * Roll in - Roll out dock system
- * 24 x 24 ft Garage

The Mechanics:

- * 2x6 construction
- * Double pane windows
- * Central air
- * Forced air electric furnace
- * Plumbed + wired for washer/dryer
- * Hardie Board siding
- * Metal roof
- * Year-round water system c/w water softener & UV filtration system
- * Drilled well
- * 1500 gallon holding tank for sewage+ grey water
- * 200 AMP electrical service

The Lot:

- * Sand at the waterfront
- * Flat and gently sloping property
- * East-facing: watch the sun rise!
- * Lot size: 95'(E), 163.5'(W), 151.85'(N), 156.6'(S)

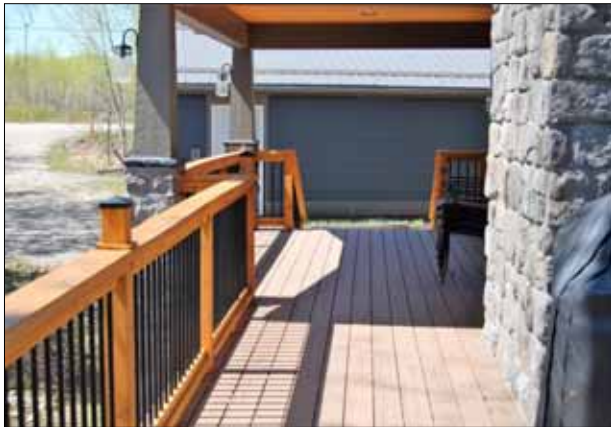
The Lease:

Fees: \$1719.86 (04/01/2018 to 03/31/2019)

Renewal: 2026

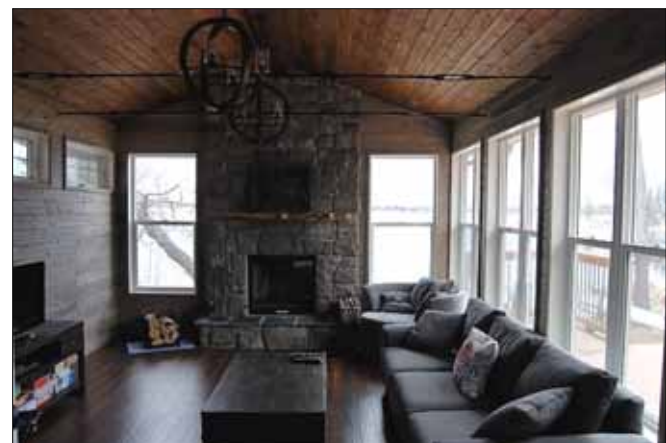


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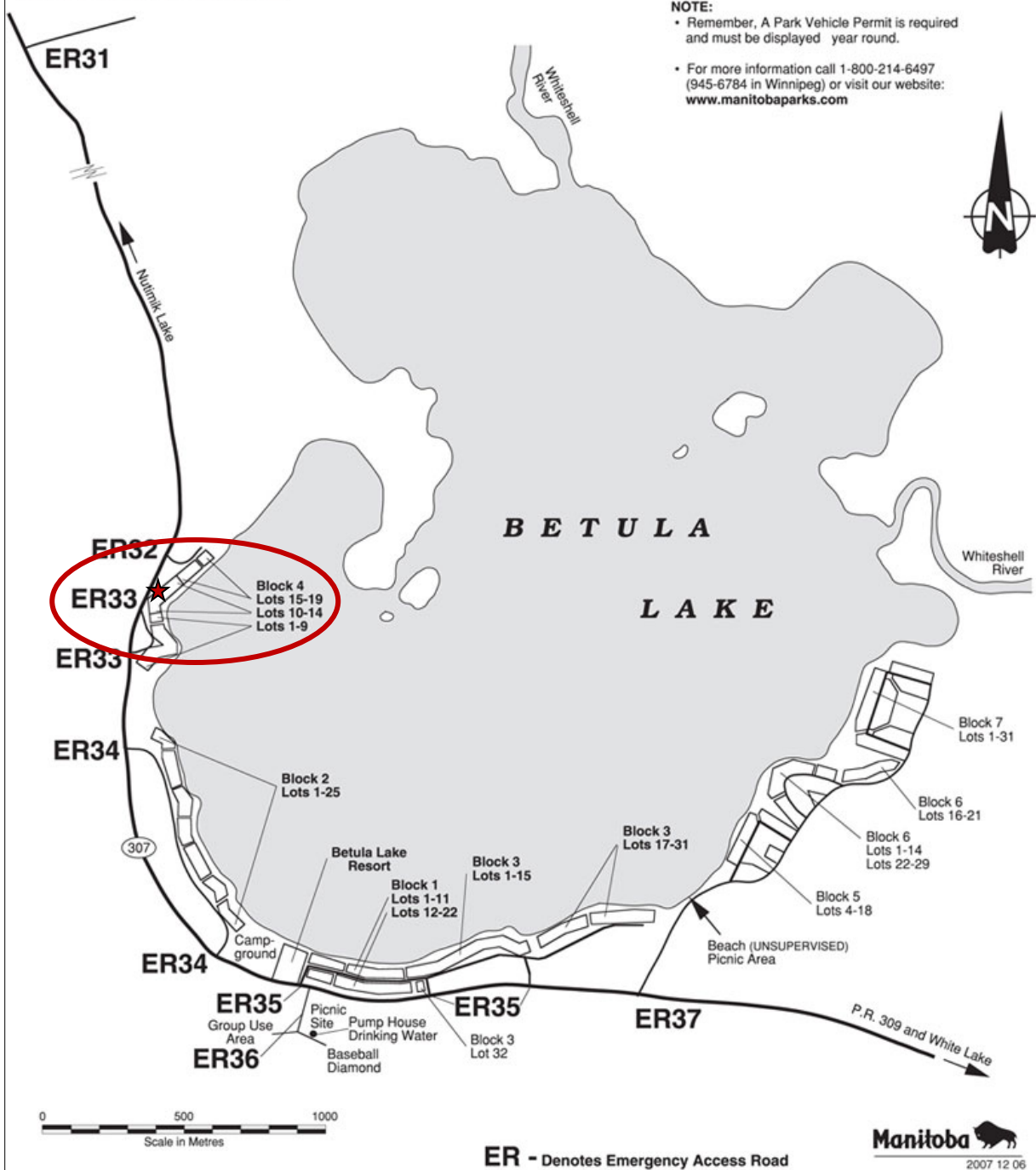








BETULA LAKE



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