



***Brereton Lake Lakefront
Block 5 Lot 2***

\$399,000

Unique cottage nestled in the trees on a fantastic large lakefront lot: Beautiful location!!!

- ◆ 1840 SF fully insulated cottage
- ◆ Unique layout allows for flexible use!
- ◆ North side (880 SF):
2 Bedrooms, Kitchen, Living Area & Sunroom
3-piece bathroom (shower)
Updated double-pane windows except sunroom
- ◆ Paneled interior walls
- ◆ Seasonal water system
- ◆ Large front deck facing lake
- ◆ Retractable 5x24 ft dock at waterfront
- ◆ Large irregular-shaped lot: 24.65 + 97.1 ft on an arc (E), 121.7 ft (W), 166.8 (N), 197.51 (S)
- ◆ Lease renewal: 2032
- ◆ Enjoy fishing & boating on Brereton Lake
- ◆ Plus 10x20 ft garage
- ◆ Exterior vinyl siding; roofing asphalt shingles
- ◆ South side (880 SF):
2 Bedrooms, Kitchen, Living Area & Den
3-piece bathroom (shower)
Updated double-pane windows
- ◆ No wax linoleum & carpeting flooring
- ◆ Holding tank sewage system
- ◆ Electric baseboard heaters
- ◆ 200 AMP electrical service
- ◆ Fees: \$1973.35 (04/1/2018 to 03/31/2019)
- ◆ Multi use trail system nearby

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The information contained herein has been obtained through sources deemed reliable by Louise Sampson & Sampson's Realty Group, but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information which is of material interest to them.



North Side:



South Side:

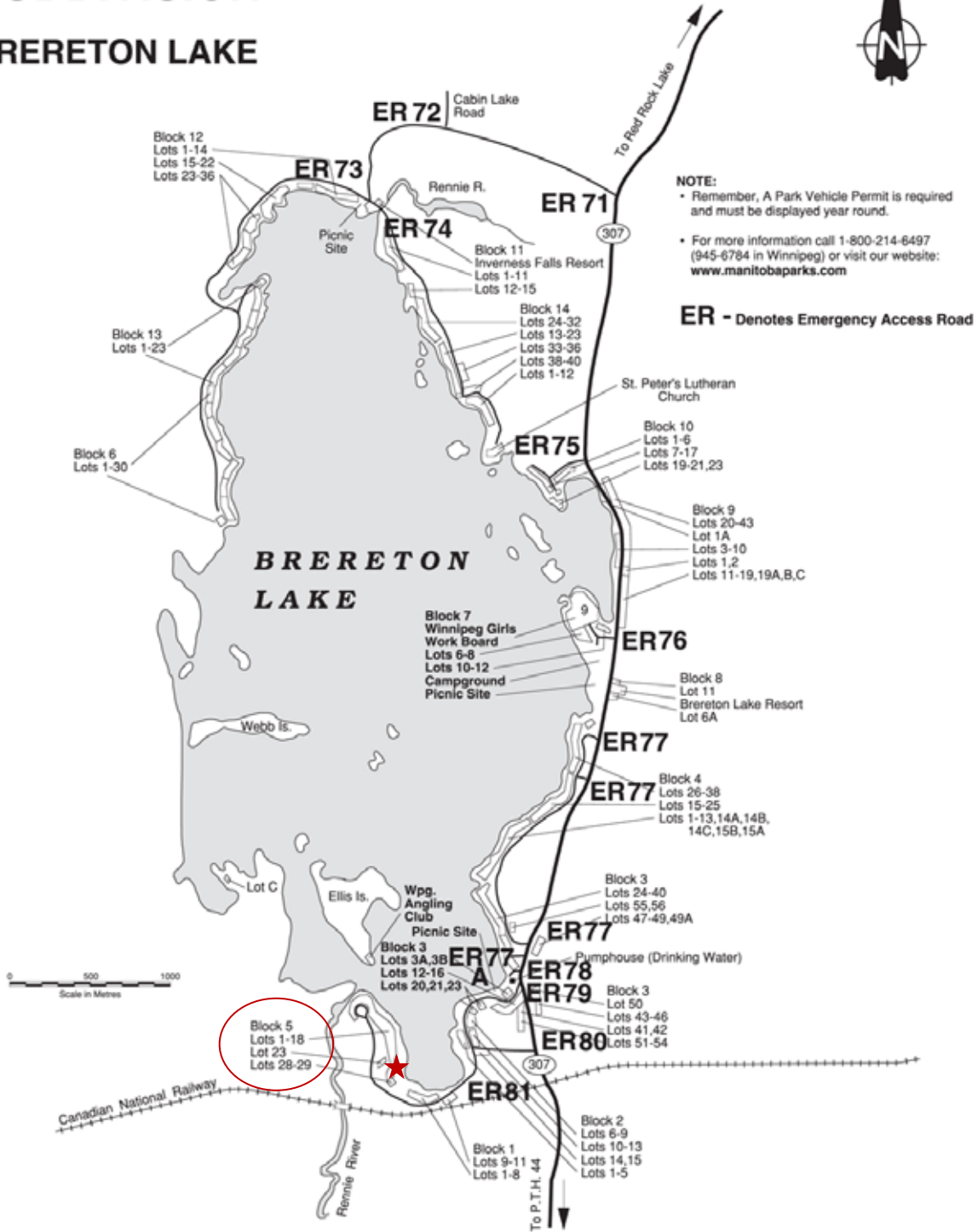






WHITESHELL PROVINCIAL PARK SUBDIVISION

BRERETON LAKE



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