



**Jessica Lake Lakefront
Block 1 Lot 7, ER 64**

**Year Round Lake House
\$850,000**

The Property

- ◆ Excellent lakefront location
- ◆ Just off of PTH 307
- ◆ Only one neighbour to the south
- ◆ Bush, trees and lake to the north
- ◆ This cottage has the lake on 2 sides!
- ◆ East facing: enjoy spectacular sun & moon rises!
- ◆ Very gently sloping lot
- ◆ Lot: 100 ft (e+w), 153.47 ft (n), 153.5 ft (s)
- ◆ Lease renewal: 2040
- ◆ Fees: \$1675.14 (4/1/2023 to 3/31/2024)

**Louise Sampson, Broker
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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.

The Lake House

- ◆ Beautiful 1310 SF Year Round Lake House
- ◆ 3 Bedrooms
- ◆ One 4-piece Bathroom
- ◆ Great Room: LR, DR + Kitchen
- ◆ Tongue & groove pine cathedral ceiling in Great Room
- ◆ Drywall walls in Great Room
- ◆ SS appliances in Kitchen
- ◆ BR walls tongue & groove pine
- ◆ LED lighting
- ◆ Vinyl Plank flooring throughout
- ◆ Eff. wood stove insert in open fireplace
- ◆ KWP siding exterior
- ◆ 2x6 construction
- ◆ ICF (insulated concrete forms) foundation walls
- ◆ Completely insulated
- ◆ Forced air electric furnace
- ◆ Central air
- ◆ HRV heat recovery ventilation system
- ◆ 200 AMP service
- ◆ Large hot water tank
- ◆ Double pane Jeld-Wen low E Argon windows
- ◆ 2000 gallon sewage + grey water holding tank



The Waterfront

- ◆ Dock
- ◆ Older 10x20 ft boathouse
- ◆ Sand bottom at the shore
- ◆ Waterfront on two sides of lot
(at right-the second side, left natural)

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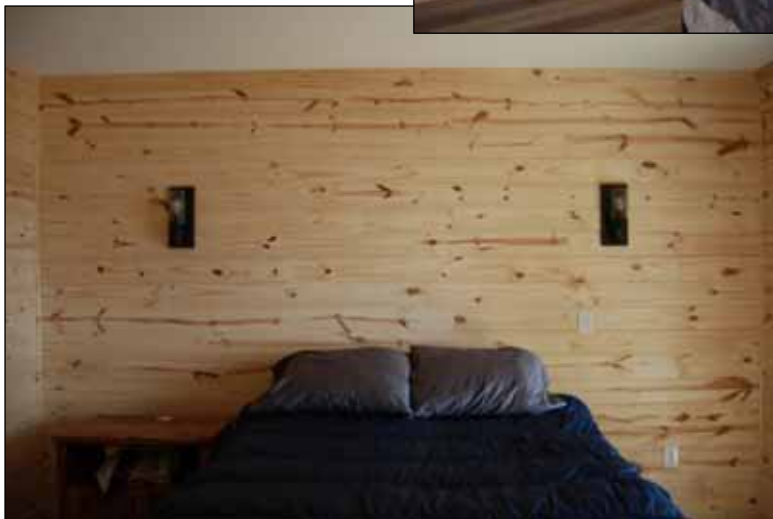


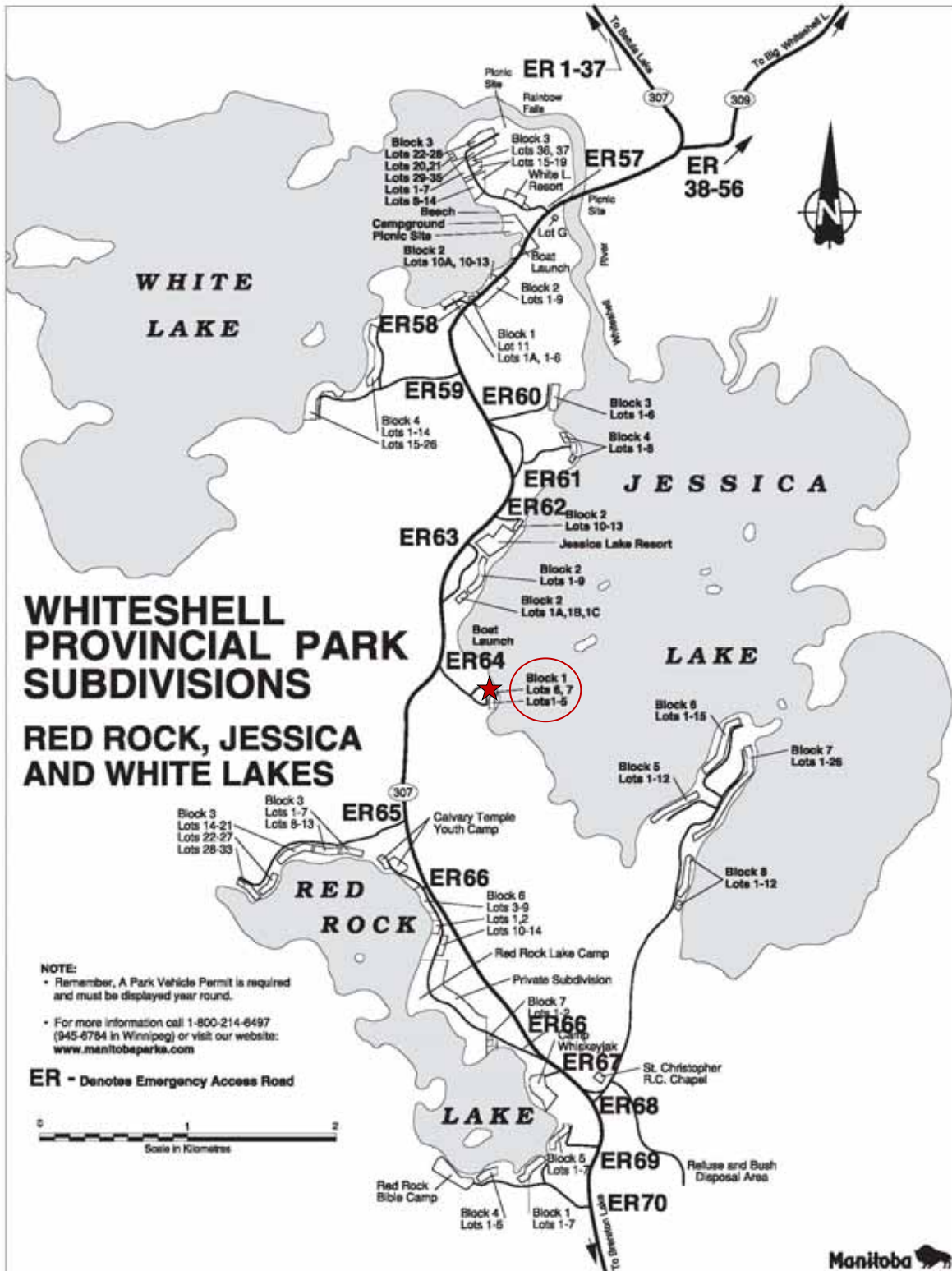












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