



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

**Year Round Lake House  
\$865,000**

### **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  
Sampson's Realty Group  
Cell: 204-794-7473**

**[sampsons@mymts.net](mailto:sampsons@mymts.net)  
[www.sampsonsrealty.com](http://www.sampsonsrealty.com)**



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## 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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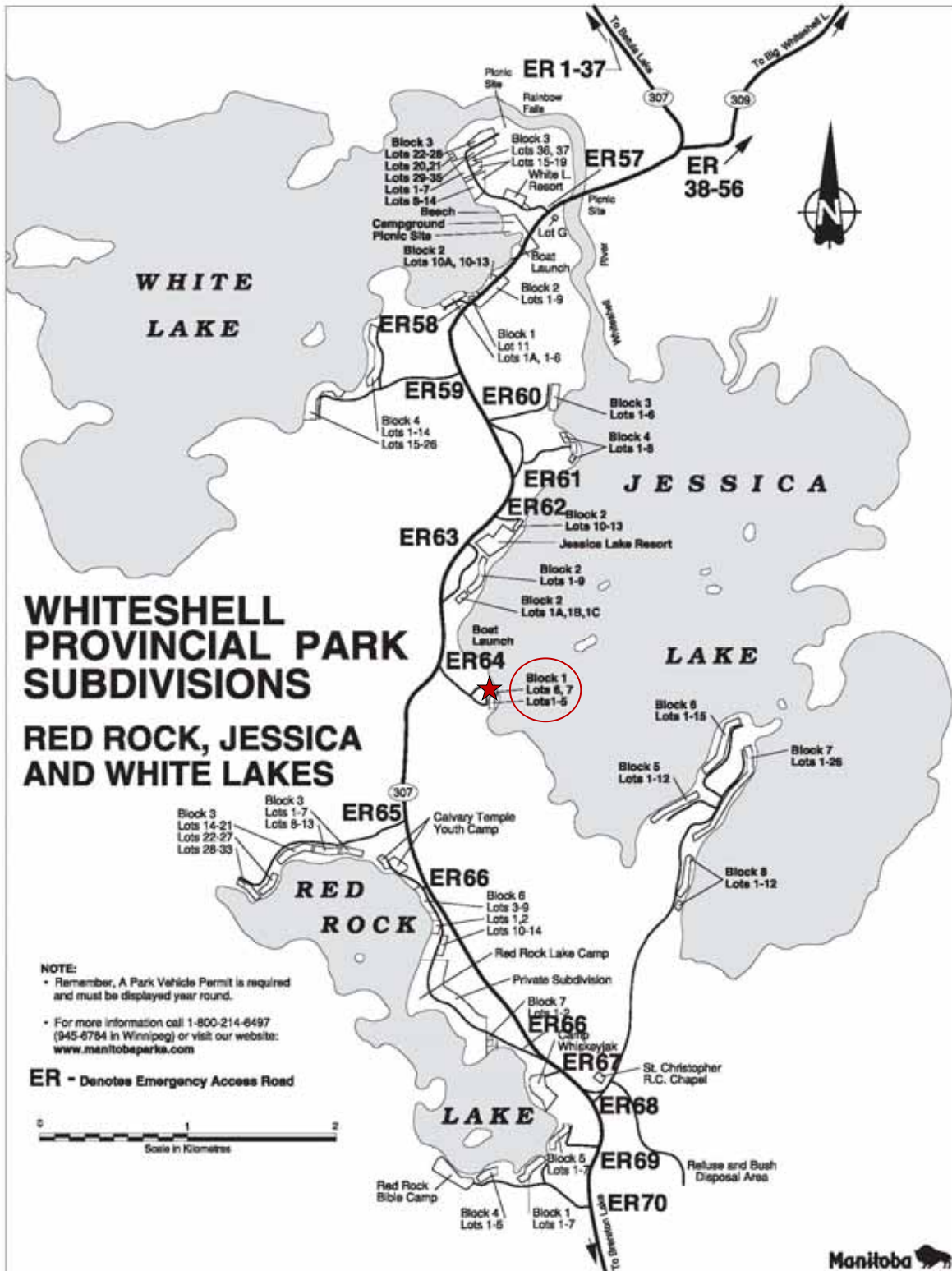












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