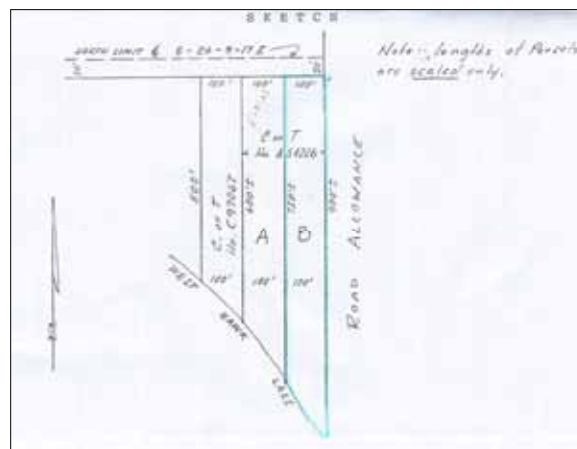




*West Hawk Lake Lakefront
 Little Indian Bay
 Spectacular Year-Round Lake House*

*Privately Owned Land
 SE-26-9-17E Lot B
 \$675,000.00*



*Louise Sampson, Broker
 Sampson's Realty Group
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The House

Stunning 1460 SF year-round *Lake House!*

Great Room: LR, DR & Kitchen, c/w OFP & Regency wood stove

Vaulted cedar ceilings in most rooms

Island-style Kitchen: open concept c/w custom Douglas fir
pantry + front cabinet doors, stainless steel appliances
& granite bar top

Large entrance foyer c/w pine walls & ceiling; vinyl flooring

4 bedrooms & one bathroom with shower

Walls mainly drywall

Engineered red alder Plank flooring in great room & hallway;
laminate flooring in bedrooms

Large deck off great room + 570 SF front deck overlooking lake



The Property

Privately owned lakefront lot on Little Indian Bay, West Hawk Lake

Road access via Grundy Lake Road; off of Bell Road (maintained by the Block 11 Road Association)

Lot slopes from the rear to the waterfront

Natural Precambrian Shield landscape with mature trees & rock outcroppings

Lot size: 100' (N), 900' +/- (E), 140' (S/W), 750' +/- (W)

Lot goes all the way to the water's edge, ie, there is No Public Reserve at the shoreline

530 SF steel pipe dock at the waterfront

The Mechanics

Mainly cedar exterior

30-year fibreglass shingles (2014)

Dual pane windows (All Weather Windows in Great Room)

Year-round water system c/w UV Triplex water filtration
system & submersible water pump

1200 gallon septic sewage tank

Electric heaters

200 AMP electrical service

Washer + dryer on main level

Pad + post foundation

Mechanical area in crawl space c/w storage under cottage



Annual Fees

Fees: \$633.75 (04/01/2018 to 03/31/2019)

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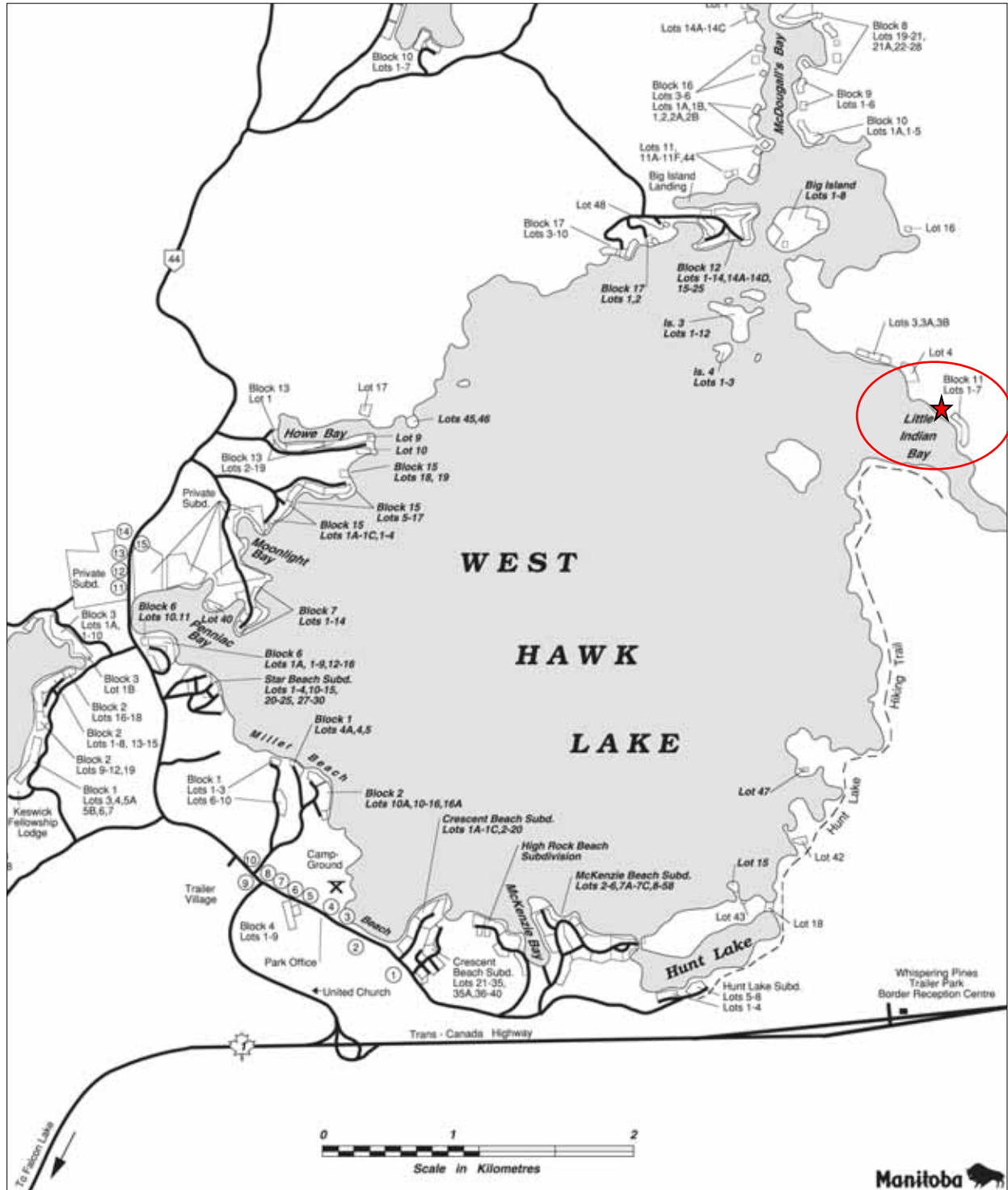








Approximate Location: Privately Owned Land



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