

Lot 26 Block 3 - \$585,000.00

2 + 2 Bedroom - Raised Bungalow Paint Lake - Cottage Bay Road

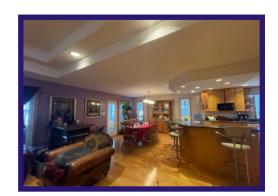
Pride of ownership shines through in this immaculate waterfront home!



Kitchen - Stunning "Swan Valley" kitchen has it all! Beautiful oak cabinetry with amazing granite counter tops. Loads of cabinet space. Bar area opens the dining area and living room - great for entertaining! PVC Bay window over double stainless steel sinks. Built-in dishwasher.

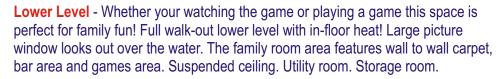
Living/Dining Room - Open concept to the kitchen with engineered oak hardwood floors. 3 sided gas fireplace provides warmth and ambiance. Tray ceiling. Garden doors lead to the 3 season room.

3 Season Room - Wall of windows overlooks the waterfront. Wall to wall to carpet and baseboard heat. 3 skylights. Barbeque has propane hooked up and large exhaust fan. 2 ceiling fans.



Bedroom - 2 bedrooms on the main floor. The Master bedroom is an oasis in itself. Plenty of room for a king size bed. Wall to wall carpet. 2 double closets. Cozy nook by the window is perfect for reading and relaxing. The 5 piece ensuite features a gorgeous custom built his/her vanity and corner air tub. 2nd bedroom features wall to wall carpet, double closet and extra closet. 2 bedrooms down. Bedroom closets have lights.

Bathrooms - 4 piece main bathroom features a Boeing tub with rain shower head. 3 piece bath down. 5 piece Master ensuite.





3rd and 4th bedrooms have wall to wall, double closets and large windows.

Wood basement has 2' x 10' walls.







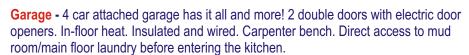
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Yard - Natural landscaping. Plenty of parking. Gentle slope to the waterfront. Shed.

Waterfront - Main dock on cribs. 2 floating dock sections. Fish cleaning shack by dock with pumped running water - appreciated by all those who fish.

Extras Include:

2' x 6' Construction.

Maintenance free vinyl siding.

PVC windows throughout.

2000 Gallon Concrete Septic Tank.

Water pumped from lake is heat traced.

Reverse osmosis filter system.

200 amp panel.

Generator panel and 6875 watt generator

Newer 60 gallon hot water tank.

HRV 2 big propane tanks (pigs) feed the barbeque and gas fireplace.

2 tarp sheds. Appliances included.



Age: 2005

Lot Size: 100' x 150' (15,000 sq ft)
House Size: Main Floor - 1950 sq ft
Lower Level - 1678 sq ft
Garage - 1000 sq ft

Leased Land: Approx. \$1,300.00 per year.

Hydro: Approx. \$233.00 per month

Possession: TBA







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