



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.

Lower Level - Whether your watching the game or playing a game this space is perfect for family fun! Full walk-out lower level with in-floor heat! Large picture window looks out over the water. The family room area features wall to wall carpet, bar area and games area. Suspended ceiling. Utility room. Storage room.

3 piece bath with shower.

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

Wood basement has 2' x 10' walls.



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Each office independently owned and operated.

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This information, although believed to be accurate,
is not warranted to be so.





Garage - 4 car attached garage has it all and more! 2 double doors with electric door openers. In-floor heat. Insulated and wired. Carpenter bench. Direct access to mud room/main floor laundry before entering the kitchen.

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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