



Lot 31, Block 1 - \$199,900.00 ***3 Bedroom - One Level*** ***Cottage Bay Rd. Paint Lake.***

This little gem is loaded with upgrades!
Nestled on a private lot with waterfront views!

Kitchen - Beautiful kitchen is loaded with white shaker cabinets, marble look counter tops and modern back splash. Double "Granitek" sinks and faucets. Appliances are included.

Living Room - Open and airy with loads of natural light. New patio doors lead to the raised deck. Woodstove.

Bedrooms - 3 bedrooms with laminate flooring. The Primary and 2nd bedroom have been updated. New 3rd bedroom.

Bathroom - Spacious 4 piece bath has been renovated with newer tub, surround, toilet, pedestal sink and flooring.

Yard - Lot is naturally landscaped. New raised deck in front. Shed.

Extras - This home is nestled in a private setting and has plenty of room for more development. Additional features include:

- *New concrete footings and weeping tile.
- *New Geo-tech membrane all around the property.
- *New 40 gallon hot water tank (May 2022).
- *Roof and shingles (2018).
- *400 gallon fresh water holding tank connected to a 50 psi pressure system.
- *200 amp service with newer baseboard heaters throughout.
- *New skirting and insulation underneath.
- *Maintenance free exterior.
- *1700 gallon septic tank.
- *Well (pump may need to be connected or replaced).
- *Various furnishings are negotiable.



Age: Older
Lot Size: 100' x 150' (15,000 sq ft)
House Size: Approx. 1296 sq ft
Lease: \$675.00 Annually
Heat: EBB
Possession: TBA



Each office independently owned and operated.

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

