

\$619,900 - 329 Japada Tril|bears Passage, Fort Frances

MLS® #TB253180

\$619,900

2 Bedroom, 3.00 Bathroom, 1,512 sqft
Single Family on 2.08 Acres

FORT FRANCES, Fort Frances, Ontario

STUNNING RAINY LAKE HOME AND PROPERTY - JUST MOVE IN!!!! This exceptional and custom-built 3-bedroom, 2.5 bathroom lakefront year-round home fronts on over 175 feet of gorgeous Bears Pass on Rainy Lake and has been tastefully built and maintained - now ready for YOU to move in and fall in love with before the snow comes! On approximately 2 acres of natural beauty, find not only this stunning 1,512 +/- square foot home but also the guest bunkie, exceptionally beautiful dock, lakeside gazebo, sauna, heated and insulated 1.5 car garage, 12X16 shed/garage, 30X40 pole barn, AND MORE. This home was built in 2006 and features a remarkably finished main floor living area with stunning vaulted ceilings, huge NW facing windows from floor to ceiling, real hardwood floors, wood burning stove (WETT Certified!), all combined with the open-concept kitchen and dining nook and overlooked by the stunning second-floor loft which makes a perfect bedroom, home office space or additional living area with a full bathroom and beautiful glass railings. Enjoy waking up every morning to the lake views from the main-floor master bedroom, which offers an outstanding 4-piece ensuite bathroom with a HUGE soaker tub and incredible tiled shower with glass walls, not to mention the walk-in closet with stacked washer and propane dryer! Patio doors from the Primary Bedroom and main living areas lead to the breathtaking decks, which wrap right around the front of the home



and lead to several additional tiers of decking with a variety of lounging areas and built-in benches. Partially finished basement with one further bedroom, ample storage, and utility space. BONUS FEATURE: NO MONTHLY HYDRO BILL with this property - 100 amp electrical service is produced by an off-grid solar system and fully-automatic standby propane generator (hydro service is available to install - call for details!). Forced-air propane heat, hot water on demand, lake water system and septic all in place and ready for you. ACT NOW! (id:6289)

Built in 2006

Essential Information

Listing #	TB253180
Price	\$619,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,512
Acres	2.08
Year Built	2006
Type	Single Family

Community Information

Address	329 Japada Trl bears Passage
Subdivision	FORT FRANCES
City	Fort Frances
Province	Ontario
Postal Code	P9A3M5

Amenities

Utilities	Electricity, Telephone
Features	Balcony, Crushed stone driveway, Solar Equipment
Parking	Garage, Gravel
# of Garages	1
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Microwave Built-in, Dishwasher, Hot Water Instant, Water purifier, Satellite dish receiver
Heating	Propane Forced air
Cooling	Air exchanger
Fireplace	Yes
Fireplaces	Wood
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 NORTHERN CHOICE REALTY LTD.



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