

\$289,900 - 489 Bruce Road 13, Native Leased Lands

MLS® #X12322738

\$289,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Native Leased Lands, Native Leased Lands,
Ontario

Check out this awesome waterfront leased land cottage featuring elevated panoramic lake views, spectacular sunsets, and brimming with rustic cottage charm. The exceptionally tidy cottage offers 2 bedrooms plus loft, 2 bathrooms, and a bunk for guests that could also be converted to a great yoga/gym space or office for those who must work at the cottage. From the moment you step inside the cottage you are greeted with beautiful blue hues from Lake Huron casting their glow through the windows. There is small foyer/mudroom and to the left is your private primary bedroom with 4pc en-suite bathroom. Take a couple steps forward and you are welcomed into the open concept living/dining area with vaulted ceiling that showcases the rustic cottage framing and opens to the loft sleeping area above. There is a 2nd bedroom, 3Pc bathroom, and U-shaped kitchen with plenty of cabinetry, new counter tops, and more stunning water views. The cottage is as sturdy as they come with most of the cottage built on concrete slab with block walls and has many noteworthy features, including; updated septic system, solid stairs down to the water, newer roof shingles, fresh exterior paint, lake side deck and flagstone patio, plenty of parking, 100amp breaker panel, baseboard electric heaters and electric fireplace, plus 2 window a/c units, highspeed internet, and most furniture & appliances are included creating a turnkey opportunity. This well cared



for, and tidy cottage is in excellent shape and a pleasure to view. (id:6289)

Essential Information

Listing #	X12322738
Price	\$289,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land

Community Information

Address	489 Bruce Road 13
Subdivision	Native Leased Lands
City	Native Leased Lands
Province	Ontario
Postal Code	N0H2L0

Amenities

Amenities	Fireplace(s)
Utilities	Wireless
Features	Sloping, Level
Parking Spaces	5
Parking	No Garage
View	Lake view, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Furniture, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Window air conditioner
# of Stories	2

Exterior

Exterior	Concrete Block, Wood
Exterior Features	Landscaped

Lot Description	66 x 150 FT
Foundation	Slab, Block

Listing Details

Listing Office	Wilfred McIntee & Co Limited
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