

\$418,700 - 45 Lionel Road, West Nipissing (verner)

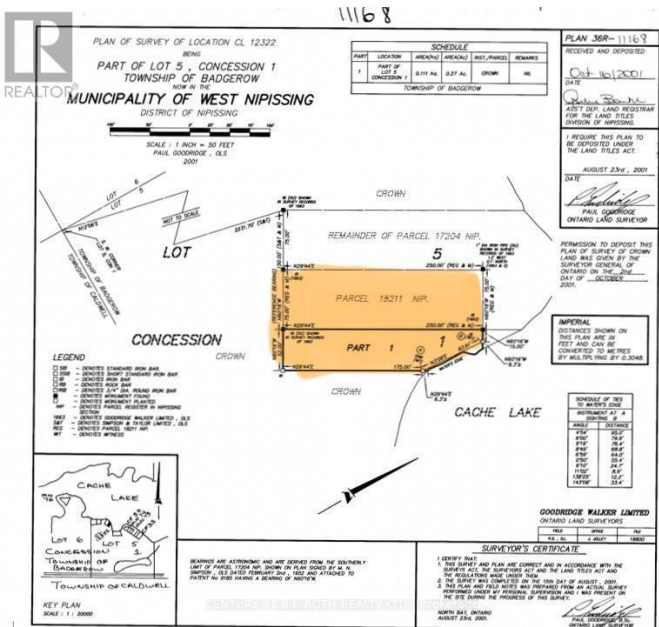
MLS® #X12387497

\$418,700

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Verner, West Nipissing (verner), Ontario

Discover your serene haven at 45 Lionel Road an enchanting, four-season getaway perched on Cache Lakes tranquil shores. Embrace the peace that stems from being nestled amidst Crown land, where the sun rises over breathtaking lake views visible from the comfort of the cozy sunroom or dining area. This charming bungalow offers potential 3 bedrooms (No closets in Basement Bedrooms) and a convenient 3-piece bathroom. Its smart layout unfolds over two levels: the main floor hosts living essentials kitchen, dining, sunroom, and primary bedroom while the lower level features two additional sleeping quarters, a utility area, and a walk-out to a delightful screened-in sitting space perfect for any time of the day. Outdoor fun is effortless with a private boat launch and dock, ideal for launching into lake adventures or gentle swims. Practical comforts abound: heated by forced-air oil with a drilled well and robust 200-amp service, and both large and small storage sheds for gear. Whether you're seeking tranquil sunsets, lakeside activities, or a year-round retreat, year round Municipal Road, Garbage Pick up, Roof 2023, OSS Snowmobile Trail access (id:6289)



Essential Information

Listing # X12387497
Price \$418,700

Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	45 Lionel Road
Subdivision	Verner
City	West Nipissing (verner)
Province	Ontario
Postal Code	P0H2M0

Amenities

Features	Irregular lot size, Carpet Free
Parking Spaces	10
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Microwave, Storage Shed, Stove, Water Heater, Washer, Refrigerator
Heating	Oil Forced air
Cooling	None
# of Stories	1
Basement	Walk out, Separate entrance

Exterior

Exterior	Vinyl siding
Lot Description	127 x 250 Acre ; Irregular Lot
Foundation	Block

Listing Details

Listing Office	CENTURY 21 B.J. ROTH REALTY LTD.
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