

Vogue Realty Inc.

Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



Tel: (807) 468-3326

Fax: (807) 468-3973

E Mail: vogue@vogurealty.ca

Internet: www.vogurealty.ca

See Also: www.realtor.ca

Lot 83, Copper Head Road Beauty Bay Golf course Exclusive: Sold "As Is"

Offered @ \$24,500.00

16 15 11-06-24 MLS #

LOT	DESCRIPTION:	Directions >>>>>
Leased Lot:	Size of Lot:	Approx one acre rented lot
	Yearly Rental:	Yearly Lease of \$2,850.00
		To be confirmed by Landlord.
	Copy of Lease:	Not available
IMPROVEMENTS:		Mobile/Modular/ Home Manufacturer.
	Manufacturer:	Not available.
	Size:	Approximately 60' x 14'
	Model:	Not available.
	Serial Number:	Not available.
	INTERIOR:	
	Kitchen:	Eat-in
	Dining Room:	N/a
	Living Room:	Cozy living room, featuring a Wood burning stove & looking onto a screened in sun room.
	Bathrooms:	One 4 pce; tub, shower, sink and composting toilet.
	Bedrooms:	Three
CHATELS INCLUDED:		Fridge, stove, all furnishing presently in mobile home, plus 3 storage sheds.
EXCLUDED:		None
RENTALS EXCLUDED:		None
HOT WATER TANK:		Electric, owned.
SERVICES:	Sewer:	Composting toilet.
	Water:	Summer water service from lake.
	Phone/Cable:	Yes/yes



Note: All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice. **All measurements approximate.**

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Hydro: Yes, 100 amp breaker.
Nat Gas: N/a

MORTGAGE: Treat as clear.

EXTRAS: Three storage sheds, extra large lot, sunroom with new indoor/outdoor carpet. Garden area; boat launching available.

COMMENTS: A great little get away at a very affordable price, Walking distance to Blake Sturgeon Lake and Beauty Bay Golf Course.

SHOWINGS: Prefer 24 hr notice.

POSSESSION: Negotiable;
New Buyer will have to be approved by the Board, could be within 15 banking days.



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