

# Vogue Realty Inc.

Real Estate Brokerage  
 P O Box 7  
 Kenora, On.  
 P9N 3X1



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 See Also: [www.mls.ca](http://www.mls.ca)

## 28 Lakeside Crescent,

**Offered @ \$319,900.00**

1505 070116 MLS #

**LOT DESCRIPTION:**



Approximately 84' frontage on Lake of the Woods.  
 Approximately 82.5' frontage on Lakeside Crescent.  
 By a depth of 397' on the west side.  
 By a depth of 403' on the east side.  
 The 66' reserve is surveyed and owned.  
 Multi-level, low profile, gentle slope to lake.  
 Nicely landscaped park-like lot in Lakeside.  
 Mature fruit trees, vegetable garden.  
 Real Property Report, July 11, 2003. Copy on File.



**Survey:**

**Zoning:**

**Taxes 2006:**

**Drive:**

**Garage:**

R-1.  
 \$4136.52  
 Long, private, paved driveway.  
 Two-car detached, 2 x 6 insulated.  
 Includes an 8' x 24' workshop.  
 Concrete floor, Tyndall Stone facing.  
 Wired, did include a 220 sub-panel.  
 Two power door openers.  
**Docks:** J-shaped dock redone in 1994.  
 Power and lights at the dock.  
 Dock shed.



**IMPROVEMENTS:**

**Insulation:**

**Construction:**

**EXTERIOR:**

**Decking:**

**Shingles:**

**INTERIOR: Kitchen:**

**Dining Room:**

5 bedroom bungalow, 3 on main level and 2 on lower walk out level.  
 Double sized Master bedroom, ensuite with Tosca Whirlpool tub.  
 Approximately 3000 sq. ft of living space;  
 1,792 sq ft (32 x 56) per level, lower level approx 1200 sq ft living space.  
 Fibreglass & Styrofoam SM.  
 Ceiling: Fibreglass R-40.  
 Walls: Fibreglass R-20 plus 1.5" Styrofoam SM.  
 Styrofoam on the outside walls under the new vinyl siding installed in 1992.  
 2' x 6' wood frame.  
 Alcan vinyl siding on three walls, & Tyndall Stone on the south wall.  
 Paramount, dual pane, wood windows. Paramount windows are of high quality.  
 On three sides.  
 25 year, installed September 1994.  
 Large eat-in, vinyl flooring.  
 Maple kitchen cabinets.  
 Built-in dishwasher.  
 Off the kitchen (pocket door)  
 Access onto full length,  
 Wrap-around deck on 3 three sides.  
 New Oak hardwood floors, Jan. 1996



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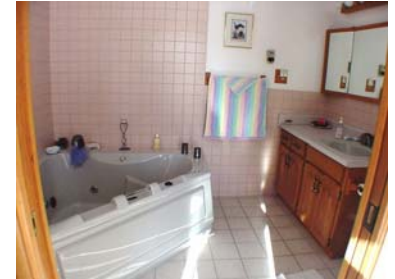
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**Living Room:** Newly carpeted Jan. 96.  
**Bedrooms:** **Master bdrm** (23' x 14') renovated in Jan. 91.  
 Ensuite (10' x 7') with Tosca Whirlpool Tub.  
**Second bdrm:** 13' x 13', carpet flooring.  
**Third bdrm:** 13' x 12', carpet flooring.  
**Family Room** and two more bedrooms on lower walkout level.  
**Laundry Room** on main floor.  
**Bathrooms:** 2 ½ Bathrooms.  
 Main level, 4 pce, off main entry.  
 Ensuite, new 3 pce in 1991, with a 2 person Whirlpool.  
 Lower level, 2 pce.  
**CHATELS INCLUDED:** Built in dishwasher.  
**FIXTURES EXCLUDED:** List on file.



**SERVICES:** **Sewer:** City. **Water:** City.  
**Phone/Cable:** Yes/yes **Hydro:** 200 amp breaker.  
**Nat Gas:** Available at street. Plus 220 sub-panel in garage (to be verified).  
**HEAT:** The home is total electric, with unique individual hot water radiant heat.  
 The present owner, while renovating the lower level, has installed some duct work...  
 Total electricity costs for 12 months ended Nov. 24, 2006, which includes heat, lights and hot water heating was \$4,493.18/yr plus GST.  
**HOT WATER TANK:** 40 gal, electric, owned.  
**EXTRAS:** Tyndall stone facing on home and garage in 1991.  
 Two car insulated & wired garage plus workshop.  
 Large (10'x16') barn style shed.  
 Sprinkler system for lawn and car washing from the lake.  
 Deck on three sides.  
 New treated wood deck on dock 1992.  
 New 25 year shingles, Sept. 1994.  
 New Master Ensuite May 1991.  
 Paved drive new 1994.  
 New Alcan vinyl siding Sept. 1992.  
 Plus, plus, plus.  
**COMMENTS:** A well built waterfront home, within city limits, fronting on Lake of the Woods, with many extras.  
**SHOWINGS:** 24 hour notice. **POSSESSION:** Negotiable