



Property of the Southern Georgian Bay Real Estate Association

| | |
|--|-------------------------|
| Price: \$479,000 | MLS® #: 20131933 |
| Status: Active | |
| Address: 5100 ISLAND 1040 | |
| City: GEORGIAN BAY, POE 1E0 | |
| Side of Road: | |
| PKA/Body of Water: GEORGIAN BAY | |
| Elem Schl: | |
| Sec. School: | |
| Lot Size: 227 FT WATERFRONT X IRR | District: GB |
| SQ.FT. above: 865 | Sub-Dist: HH |
| Total Finished SqFt: 1300 | Zoning: SR2 |
| Possession: TBA | |

Overview RECENTLY RENOVATED AND BEAUTIFULLY DECORATED THIS TWO BEDROOM OPEN CONCEPT COTTAGE WITH STONE FIREPLACE IS LOCATED ON A WEST FACING 227 FT. WATERFRONT LOT ON LITTLE BEAUSOLEIL ISLAND. THERE IS A GUEST CABIN WITH BATH, LARGE DECKS FOR LOUNGING OR ENTERTAINING, GOOD DOCKS, CHILD FRIENDLY LOT WITH BEACH, GREAT WESTERN VIEWS AND SPECTACULAR SUNSETS. SHOWS PRIDE OF OWNERSHIP, IMMACULATE. ONLY 10 MINUTES BY BOAT FROM MARINAS IN HONEY HARBOUR.

| | | |
|--|---|--|
| Type: Cottage/Rec Properties | Heating: Electric, Wood, Baseboard | Exterior: Siding Wood |
| Style: Bungalow - Ranch, Cottage/Camp | Garage Type: None | Driveway: None |
| Title to Land: Freehold | Water: Pond/Lake/River | Found/Basement: Block, Wood |
| Property Size: 0.5 -0.99 Acres | Sewer: Septic | Features: Deck/Patio, Central Vacuum, Wood- FP/Stove, Main Floor Laundry, Hot Tub |
| Land Features: Level, View | Services: Electricity | Roof: Ashphalt |
| WF Features: Waterfront, Dock, Beach | Rental Equipm.: None | Flooring: Softwood |

Easement/Restrict.: **Easement**

Inclusions REFRIGERATOR, STOVE, MICROWAVE, WASHER, DRYER, CENTRAL VACUUM, AIR CONDITIONER, WINDOW COVERINGS. SATELLITE DISH, WATER PURIFIER, HOT TUB, STORAGE SHED.
Exclusions SEE SELLERS LIST

| | | | |
|---------------------------------|--------------------|-------------------|-------------------------------------|
| Bedrooms: 2+1 | Sign: Yes | UFFI: | Imp/Capital Charges: NO |
| Bathrooms: 2 \ | Lockbox: No | SPIS: No | Gar.Details: |
| Rental Income: POTENTIAL | Road: None | Survey: No | Boat Access Only: Yes Water: |
| Year Built: | | | Building Colour: BLUE |

| Floor | Room | Size | Floor | Room | Size |
|------------|---------------------|---------|------------|----------------|---------|
| MAIN FLOOR | Liv/Din Combination | 23 X 15 | | SLEEPING CABIN | |
| MAIN FLOOR | Kitchen | 14 X 11 | MAIN FLOOR | Bedroom | 20 X 10 |
| MAIN FLOOR | Master Bedroom | 11.5X9 | MAIN FLOOR | Bath - 3 piece | 6 X 6 |
| MAIN FLOOR | Bedroom | 10 X 8 | MAIN FLOOR | Laundry | 12 X 10 |
| MAIN FLOOR | Bath - 3 piece | 9 X 5 | | | |

Assessment: \$ Taxes: **\$2326 (2013)** Local Improve:

Condo Fee: Mobile/Leased Land F:

Listing Office: **ROYAL LEPAGE IN TOUCH REALTY, BROKERAGE** : **ROYAL LEPAGE FOUR SEASONS REAL ESTATE CENTRE, BROKERAGE - FOUR2**



Compliments of: **RICHARD HILL, Sales Person: 705-756-3771**
 E-mail: **georgianbayislands@gmail.com**
 Company Name: **ROYAL LEPAGE IN TOUCH REALTY, BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 705-526-4271**



The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.