

982 Peterson Road

LISTING HIGHLIGHTS

FILE NO. 4254 Black Sturgeon Road Access

Selling Features:

- Northwest view, deep water, well treed
- Gradual slope to the water
- Pie shaped with the wide portion on the waterfront
- Owned to the highwater mark
- 8,231 m² (2.03 acres)
- Approximately 350 ft. of frontage
- 215.6 m deep on the north side
- 129.865 m deep on the south side

Access: North of bypass on Redditt Road, east on Peterson Road to driveway #982.

Taxes: \$7,065.46 in 2021



Comments: This 4 season cottage is sitting on 2.03 acres of titled land with 350 +/- feet of water frontage. The cottage is taking in the very best northwest views of Black Sturgeon Lake with sunsets that will never get old. Featuring 1,808 sq. ft. of living space, this 3 bedroom, 1 bathroom bungalow has been meticulously cared for. Open concept living/dining area, maple kitchen cabinets, corian countertops and maple hardwood flooring. There is a large sitting deck off the front of the cottage with a large 14 x 24 screen room located off the family room. There is a forced air oil furnace (uncertified oil tank), woodstove, central air and heated water lines for year round use. This is an estate sale and being sold "AS IS WHERE IS". Offers to be presented on December 2nd at 1:00pm.

\$635,000



Additional Specs:



3 BEDROOMS



1 BATH



1,808 SQ. FT.

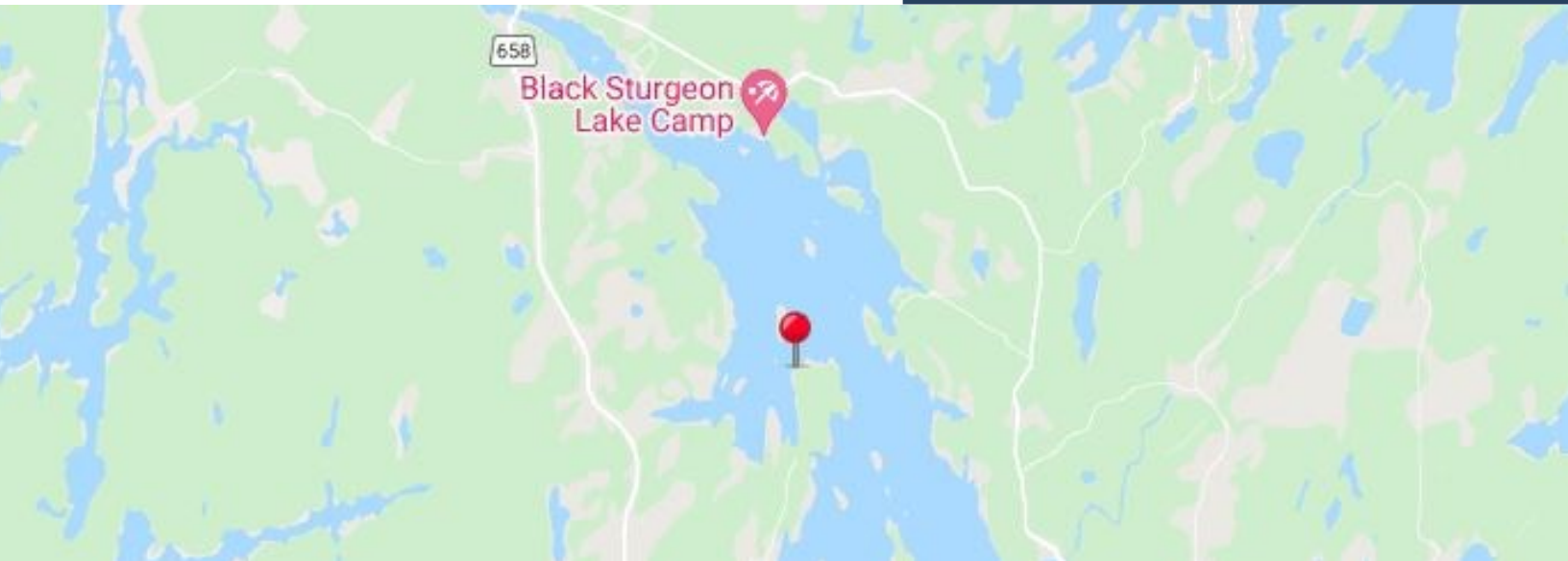


350 FT.

Improvements:

- 4 season cottage
- Post on concrete foundation pinned to bedrock
- Construction began in 1983—finished in 2015
- Maple hardwood flooring
- Newer shingles in 2017
- Plush carpet with 3/4" underlay
- Triple pane windows in kitchen, dining room and living room
- Corian countertops
- 14 x 24 Verandah/screen room
- Solid maple cabinetry
- Half log siding

Services: Oil forced air furnace, remote control thermostat, airtight woodstove, central AC, electric wall heaters, septic tank and field, electrically heated water line, fully winterized—ready to be enjoyed year-round. Oil tank is not certified and will need replacement.





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