

## LISTING HIGHLIGHTS

# Lot 5 Deception Lake

FILE NO. 4481

Recreational Property  
Water Access

### Selling Features:

- 147 feet of frontage
- 0.83 acres
- South facing
- Low profile
- Owned to the highwater mark of the lake

**Services:** Newer solar system installed by Ray Solar, gas generator, greywater pit (not certified), septic is from early 70's and is not approved and is not in good working order (as is)

**Taxes:** \$876.92 in 2024

**PIN:** 42140-0014; 42140-0020



**Comments:** Deception Lake - Hop in the boat and head out to your retreat on Deception Lake! Located just west of Clearwater Bay and north of the TransCanada Highway. This lake is known for its great water quality, fishing, low traffic and access to the OFSC Snowmobile. The cottage offers pleasing south exposure with a wonderful full-width screened verandah, a large open living room and kitchen, a two piece bath with new composting toilet, a functional wood stove (no WETT) and excellent yard space with flat back yard suitable for games or a firepit. Upgrades include newer vinyl plank flooring on the entire main floor, as well as newer indoor/outdoor carpeting on the porch. This off-grid cottage is serviced with a modern solar system, lake water and composting toilet. The boat ride from the landing is easy and the ice here is good for winter access. Get a jump on the spring rush and inquire now about arranging a showing.

**\$269,000**



**Improvements:**

- Seasonal cottage built in 1970
- 1,280 sq. ft. main floor
- 384 sq. ft. second floor
- Post on pad construction
- Wood siding
- 2-pc bathroom (tub doesn't work)
- Front screened in verandah
- Side deck
- Storage sheds
- Outhouse
- Floating dock

**Access:** Water access from public launch via Rice Lake Road.

**Additional Specs:**



**4 BEDROOMS**



**1 BATHS**



**1,664 SQ. FT.**



**1,470 FT.**



