

45 Jarnel Drive

LISTING HIGHLIGHTS

FILE NO. 4518 Black Sturgeon

Selling Features:

- 15.92 acres
- Well treed with Canadian Shield landscape
- Higher profile with views of the lake to the south
- Level parking area and entrance
- 1/4 interest in dock area (5 minute walk from the house)
- Boat slip provided

Services: Hydro, year-round municipal road access, drilled well, septic tank and field, telephone and internet available, hot and cold running water, prime solar gain location.

Taxes: \$4,500 in 2021

Access: North on Reddit Road—East on Coker Road—Turn at Jarnel Drive



Comments: Peace, privacy, and picturesque views await! Located just 15 minutes from town off Coker Road, and a five-minute walk to Black Sturgeon Lake, this property is part of Birchcliff Estates. Included in this purchase is a 1/4 interest in a common dock giving your boat a place to rest. This home or year-round cottage is 2650 square feet of luxury living space. It features four bedrooms, three bathrooms (one of which has a soaker tub and double sinks), and plenty of distinct elements. The modern Scandinavian style interior includes a bright open concept design, high ceilings, wood flooring, a fireplace, and other custom details, such as a cozy reading nook built right below a window. Attached to the main house by a breezeway is unfinished space that could be used for just about anything- music or art studio, deluxe home office, or games room. This space could also be transformed into a rental unit or used as guest accommodations. The possibilities are limitless. This house was built on high ground, so the lower level is dry and currently used as a den. The ground level also features extra insulation, as well as new baseboard heating that was installed in winter of 2022. The privacy is highlighted with 16 acres of well treed rugged Canadian shield landscape at your back door. This property is also eligible for reduced taxes under the forest management program offered by the province if an owner wanted to participate. Last but not least, there is plenty of storage for summer toys and boats within the garage and shed. Improvements and upgrades are still being made to make this home even more spectacular. Inquire today and find out how you can enjoy country living at the lake without lakefront taxes! Offers to be presented June 14 at 5PM.

\$695,000



Improvements:

- Main house is 2650 Sq. ft – 4 Bedrooms, 3 Bathrooms
- Over 3 floors – Ground level has family room/den + 2 Bedrooms
- Upper floor has Master suite + 1 Bedroom
- Secondary house – unfinished – 2000 sq. ft (+/-) with ground level garage and storage
- Recent roof (shingles) on entire structure
- 500 amps total (2 X 200 amp + 1 X 100 amp)
- Updated Septic – still considered “new” because of its ample size
- Extra insulation on ground level
- New water line with smart heat trace (install scheduled for end of June 2022)
- New siding lower level exterior (scheduled for July 2022)
- New hot water tank installed March 2022

Additional Specs:



4 BEDROOMS



3 BATHS



2,650 SQ. FT.



1,200 FT.





SCAN ME



