

26B Meadow Trail

LISTING HIGHLIGHTS

FILE NO. 4565
Road Access
Black Sturgeon

Selling Features:

- 2.05 acres
- 179 feet of frontage
- East facing
- Seasonal cottage
- Excellent privacy
- All major appliances and furnishings included

Services: bus service, high speed internet, hydro (200 AMP), telephone

Taxes: \$5,926.78 in 2022

PIN: 42136-0206



Comments: Built in 1983, this three bedroom, one bathroom seasonal cottage has some of the best views with a gentle walk down to the water. Welcome to 26B Meadow Trail on beautiful Black Sturgeon Lake! This 1,322 square foot cottage is sitting on 2.03 acres of titled land with 178 feet of deep water frontage that is facing northeast but receives plenty of day time sun. The open concept living space in the cottage takes in the stunning views from both the dining room and the family room. The attached (29' x 12') sunroom offers a fully enclosed bright area during the day, and a great way to enjoy some evening time while being outside yet protected from the elements. At the back of the cottage, there is a (24' x 24') double stall garage and plenty of parking in the yard for other vehicles, boat trailers and lake toys. The cottage is heated with a woodstove (uncertified). There is a septic field for grey and black water, 200 amp hydro service and a triple filtration lake drawn water system with UV light. If you are looking for a summer getaway with excellent privacy and a stunning view with all the features of home, then do not hesitate and make your dreams come true! Please contact us to book a showing - don't miss out!

\$565,000



Improvements:

- Deck and large sunroom
- Dock
- Built in 1983
- Woodstove heating (uncertified)
- Triple filtration lake drawn water with UV light
- Septic system
- Post on pad foundation
- Vinyl and wooden exterior finish
- Asphalt shingles
- 2 stall garage
- Main floor family room
- Hardwood floors

Access: Reddit Road to Peterson Road. Turn right on Meadow Trail. First driveway on left. Keep to the right at the fork in the road. For Sale and pointer signs present. Lockbox on site.

Additional Specs:



3 BEDROOMS



1 BATH



1,322 SQ. FT.



179 FT.





SCAN ME



