



Lot 23 Pickerel Lake

LISTING HIGHLIGHTS

FILE NO. 4588
Road Access
Pickerel Lake

Selling Features:

- 1.13 acres
- 151 feet of frontage
- Low profile
- West facing
- Well treed
- Good privacy

Services: Hydro

Taxes: \$1,200.61 in 2023

PIN: 42139-0129; 42139-0164

Access: Pickerel Lake Road to East shore. Pointer and For Sale signs to cottage.



Comments: Welcome to Lot 23 Pickerel Lake Road where the sunsets will never get old. Build in the 1970s, this four-bedroom, one bath road accessible cottage is sitting on 1.17 acres of titled land with 150 feet of owned waterfront. The lot is west facing and has a very low profile to the water's edge, making it is extremely accessible for all ages. The cottage is fully insulated and features an open concept bungalow style floor plan with an attached sunroom, which is included in the total square footage (1,576 sq. ft.). There is a (28' x 30') poured concrete detached garage with a (12' x 20') guest sleeping bunk along with two storage sheds and a large woodshed. The oversized decks on the cottage are perfect for entertaining large groups and offering a ton of privacy from the neighbors. At the water's edge, you will find another dock shed for lake toys, a newer marine railway system to lift the boat and a nice sized dock for swimming and mooring the boat in the crystal clear water of Pickerel Lake. The owned shoreline of this property has a large piece of flat Canadian shield which is perfect for taking in those beautiful lake country sunsets. The cottage is fully insulated (no winter water) and has been used in the winter months with the use of a woodstove and baseboard heat. Don't miss out on a rare opportunity to own one of the finest properties on the lake and continue to make memories for years to come. Inquire today!

\$695,000



Improvements:

- Fully insulated (not winterized)
- Woodstove
- Electric baseboard heating
- Lake drawn water
- Septic system
- Post on pad foundation
- Cedar exterior finish
- Metal roof
- 2 stall garage (28' x 30')
- Gravel driveway
- Built in dishwasher
- Main floor family room
- Sunroom
- Large decks for entertaining
- Dock
- Patio
- Storage Shed
- Sleeping bunk
- Marine rail system
- Open concept living/dining main
- Crystal clear waterfront with Canadian Shield shore-line

Additional Specs:



4 BEDROOMS



1 BATH



1,576 SQ. FT.



151 FT.





SCAN ME



