



LISTING HIGHLIGHTS

Lot 11 Royal Lake

FILE NO. 4598
Road Access
Royal Lake

Selling Features:

- 1 acre
- 141 feet of frontage
- Fronting on the north side
- 2-storey
- Lockbox on site

Taxes: \$905.00 in 2023

PIN: 42149-0024



Comments: A quaint cottage on a sweetheart lot! Enjoy the privileges of owning on Royal Lake...just under a 2 hour drive from Winnipeg. This lot has excellent privacy and southern exposure for those that enjoy sun throughout the entire day. Low profile lot with a gradual slope to the water and easy driveway access will make you feel comfortable as soon as you set foot on this property. The cottage is a classic A-frame cottage built in 1976 with a total area of 840 sq.ft. This floor plan has one bedroom/one bathroom on the main floor and the entire upper floor is an open sleeping/living area. Services at the site include hydro (baseboard heat), telephone and internet available, and septic field. The octagon gazebo adjoined to the deck is a great meeting place at the end of the day to share a beverage and plan your evening meal. The North Shore Royal Lake is a private road that prides itself on community and looking after each other. There is a \$200/year (average) road maintenance cost and a committee meeting that meets once a year. There are two utility sheds and a woodshed in addition. Don't wait.

\$397,000



Improvements:

- Lake drawn water
- Septic field
- Post foundation
- Wooden exterior finish
- Deck and dock
- Electric baseboard heating
- Gravel driveway
- Storage shed
- Gazebo for entertaining
- Perfect for a small family

Access: West Hwy 17—North Shore
Royal Lake Road—Lot 11

Additional Specs:

 **1 BEDROOM**

 **1 BATH**

 **840 SQ. FT.**

 **141 FT.**

ario Tree Service





SCAN ME





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