

Cross Property Client Full

LOT 25 OAK POINT ROAD

Parry Island, ON P2A 2X5

District of Parry Sound/ Parry Sound (Town)/ Parry Sound

Residential/ Single Family/ For Sale

Active

Price: \$279,000.00



MLS®#: **193305**
 List Date: **07-May-2019** Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached**
 Style: **1 Storey**
 Sqft Above Grade: **0** Sqft Below Grade: **0**
 Sq Ft Finished: **0** Sq Ft. Unfinished:
 Sq Ft Source: **Other**
 New Construction: **No** # Rooms: **7**
 Title/Ownership: **Leasehold/Leased Land** Recreational: **Yes**
 Fronting On: **North** Year Built/Desc: **0/ Unknown**
 Lot Front: **101.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**
 Access: **Year Round**
 Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **North West**
 WF Type/Name: **Lake/ Georgian Bay**
 Shore Rd Allowance: **None** WF Frontage Ft: **100**
 WF Features: **Beach, Dock**
 Shore Line: **Clean, Sandy**
 Leased Land Fee:

Public Remarks: Affordable furnished 3 Bedroom cottage on Georgian Bay Lease Land. Most inviting beach with open west view of Georgian Bay. Most fantastic sunsets right from your dock, cedar gazebo and deck. On this spectacular lot sits a 3 bedroom cottage with all amenities and a 2 car garage. This cottage is ready to enjoy for the most discerning family. Call LBO to view.

Directions: Emily Street to Rose Point Road to over the bridge to Parry Island. Wasauksing Road turn left at the cemetery, take Deemeemguk Road and follow Oak Point Road to Lot 25, FR#448.

Interior Features: **Winterized-Partial**
 Basement: **None/ None/ Exposed Rock**
 Heat Primary/Sec: **Oil, Woodstove/**
 HVAC: **None**
 Under Contract/Rental Items: **None**

Interior Features

Fireplace:
 Foundation: **Piers**

Plumbing Age:

Add'l Monthly Fees: Exposure:
 Exterior Finish: **Cedar, Wood**
 Restrictions: **Land Lease**
 Services: **Cell Service, Electricity**
 Topography: **Flat**
 Roofing: **Asphalt, Shingles**
 Water/Supply Type: **Other/ Lake/River**
 Site Influences: **Beach, Marina**

Exterior Features

Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Refrigerator, Stove**

Exclusions: **List will be provided by seller**

Tax Information

Roll#: **0** Local Improve Fee/Comments /
 Pin#: **0** Zoning: **RES** Taxes/Year: **\$0/ 0**
 Assessment \$/Year: **\$/0** Survey/Year: **Yes 2018** Survey Type: **Available**
 Legal Description: **LOt 25- Plan 5061 on Parry Island Reserve No 16- FR 448- Oak Point Road- Parry Island**

Rooms

Room	Level	Dimensions	Features
Bathroom	M	7'6"x5'6"	4-Piece
Kitchen /Dining Room	M	12'x19'6"	
Bedroom	M	7'6"x9'8"	
Master Bedroom	M	9'4"x12'0"	
Bedroom	M	7'8"x7'8"	
Living Room	M	11'8"x19'2"	

Other M 8'x10'

HOMELIFE - AL BOUCHER REAL ESTATE LTD., BROKERAGE, PARRY SOUND - PS6
Client Full Report

Date Printed: 05/07/2019

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