9714 LAKE ROAD, Lambton Shores (Kettle Point)

Ontario, N0N1J1

380,000

For Sale / #X13741156



Bedroom(s): 3

Bathroom(s): 3

Lot Dimensions: 52 x 152 FT

Description

Unobstructed Lake view 4 season cottage on Lake Huron located with Lake directly on other side of road. Open concept living room/kitchen with cozy gas fire place and large picture windows viewing Lake, sun room views Lake, gleaming hardwood floors all main rooms, newer windows, 3 bedrooms, 2 baths, laundry room, breakfast bar in kitchen, built-in dishwasher. This cottage includes most inside furniture and all lawn furniture. Detached garage has been renovated into a work shop and has extra space for kids and guests! Entertain inside in this open concept design or outside in the beautiful gazebo or front deck with built-in benches while enjoying the lake view! The master bedroom has double closets with a recently renovated beautiful 3 piece ensuite bath plus laundry room. Low maintenance exterior, newer concrete septic tank & field bed, Updated 100 amp panel with breakers new 2014, septic system new 2016, roof shingles, soffit, facia & eaves new 2022. Fantastic sunsets over Lake Huron. Short walk to great sand beach. Several great public golf courses within 20 minutes. Note: Located on leased land at Kettle Point, current land lease is $3,000 per year. Transfer fee for a sale will be 12% of the selling price. 2025 Band fees $3,389 per year which pay for garbage collection, road maintenance, police & fire and municipal water. Cottage is excellent condition inside & out. Note: Financing is not available on Native Land, Buyer is not allowed to rent the cottage, Buyers must have a current Police Check and proof of insurance to purchase. (id:6772)

Features

Area	Lambton Shores (Kettle Point)	**Style**	Detached
Province	Ontario	**View**	Lake view, View of water, Unobstructed Water
Country	Canada		
Ownership Type	Leasehold/Leased Land	**Stories**	1.5
Property Type	Single Family	**Acreage**	false
Building Type	House	**A/C**	Wall unit
Age	31 to 50 years	**Water Front**	Waterfront on lake
Lot Dimensions	52 x 152 FT	**Total Parking**	5
Heating	Propane	**Total Fireplace**	1
Water	Municipal water	**Parking**	Detached Garage,Garage,
Sewer	Septic System	**Amenities Near By**	Beach, Golf Nearby

Room Details

Second level	Bedroom 3	3.99 m x 3.78 m
Second level	Bathroom	2.31 m x 1.52 m
Second level	Laundry room	1.52 m x 0.92 m
Main level	Sunroom	4.37 m x 2.64 m
Main level	Living room	5.97 m x 3.39 m
Main level	Kitchen	5.97 m x 2.79 m
Main level	Bedroom	2.87 m x 2.64 m
Main level	Bedroom 2	2.69 m x 2.13 m
Main level	Bathroom	2.62 m x 1.52 m
Main level	Bathroom	1.82 m x 1.52 m