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| Price: | \$375,000 | MLS® #: 521600243 |
| Status: | Active | |
| Address: | 15 SEAGULL POINT | |
| City: | KEARNEY, POA 1M0 | |
| Side of Road: | West | |
| Elem Schl: | | |
| Sec. School: | | |
| Lot Dimension/Acreage: | 103 X 101 | Major Area: MH |
| Zoning Source: | GeoWarehouse | District: AH |
| SQ.FT. above: | 1,600 | Sub-Dist: KEARN |
| Total SqFt Finished: | 1,600 | Zoning: RESIDENTIA |
| Shore Road Allowance (SRA): | N/A | |
| Road Access: | Yes | |
| Possession: | IMMEDIATE | |

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| PERRY LAKE | |
| Water Frontage: 103.00 | Exposure: West |

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| Public Info. | <p>Pride of ownership is evident from the minute you enter this immaculate 4 bedroom/2 bath; year round cottage/home on beautiful Perry Lake. Cottage, built in 2004 and attention to detail is highly evident in every aspect of this turn key home. The great room boasts bamboo flooring, access to deck and plenty of windows to enjoy the big lake views. Master bedroom has walk-in closet and cheater en suite. Spacious kitchen with ample cupboard space with custom pull outs and plenty of counter space for BBQ food prep. An additional three bedroom; bathroom and laundry/mud room finish off the main floor. The attached single car garage with automatic opener and man door provides ample space for water toys. If that is not enough there is also a large storage shed and workshop both hard wired for more toys or DIY projects. This beautiful level lot has a waterside gazebo area, cantlever pole dock, an additional waterside deck area with an amazing sandy beach.</p> |
| Directions | Hwy. 11N to Fern Glen Rd. exit. Right onto Hwy. 518E; turn right onto Lakeview Avenue; keep right on Kingmore St.; right on Shaw Ave.; Right on Seagull Pt. to SOP |

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| Type: Single Family Style: Bungalow - Raised Title to Land: Freehold Property Size: 0.5 -0.99 Acres Land Features: Level, Partial Landscaped Access: Year Round Municipal Road Waterfront Features: Beach, Water Frontage Shoreline: Deep, Shallow, Soft Bottom Accessory Buildings: Gazebo, Shop/Barn, Storage Building | Heating/Mechanical: Baseboard, Electric Garage Type: Attached, Single Water: Heated Line, Pond/Lake/River Sewer: Septic Utilities/Services: Cable, Cell Service, Electricity, Garbage Pickup, Internet-Other Rental Equipm.: None Lease-To-Own Equip: None | Exterior: Other Driveway: Double, Gravel Foundation: Block, Concrete Basement: Full, Unfinished Interior Features: Built-in Appliances, Ensuite, Furnished, Main Floor Family Room, Main Floor Laundry, Main Floor Master Ext. Features: Deck, Privacy Roof: Asphalt Shingle Flooring: Carpet, Ceramic Tile, Cushion/Vinyl/Lino, Wood |
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Easements/Restrictions: **None**

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| Inclusions | Dishwasher, Dock, Dryer, Garage Door Opener(s), Microwave, Refrigerator, Storage Shed, Stove, Washer, Water Softener, Window Coverings |
| Exclusions | Paintings/art work |

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| Bedrooms: 4 | Sign: Yes | Garage: Yes |
| Bathrooms: 2 \ | SPIS: No | Waterfront: Yes Body of Water Type: LAKE |
| Rental Income: POTENTIAL | Road Type: Survey: Yes | |
| Yr.Built: 2004 | | |
| Construction Status: Exists | | |

| Floor | Room | Size | Floor | Room | Size |
|------------|---------------------|-------------|------------|---------------------|------------|
| MAIN FLOOR | LIV/DIN COMBINATION | 14.8 X 31 | MAIN FLOOR | OTHER | 11.4 X 9.4 |
| MAIN FLOOR | KITCHEN | 11.2 X 10.7 | MAIN FLOOR | FOYER | 11.7 X 7.3 |
| MAIN FLOOR | MASTER BEDROOM | 13.7 X 11.9 | MAIN FLOOR | LAUNDRY | 7.6 X 7 |
| MAIN FLOOR | BEDROOM | 10 X 9.6 | MAIN FLOOR | BATH (# pieces 1-6) | 3 PC |
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| MAIN FLOOR | BEDROOM | 7 X 9.6 | | | |

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| Full Assessed Value: \$260,000 | Phased Assessment: 260000 (2016) |
| Taxes: \$2519 (2015) | Improvement / Capital Chgs: |

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| Listing Office: Re/Max North Country Realty Inc., Brokerage, | : |
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