

WELCOME TO
WALSH LAKE LOT 28
\$325,000

5950

SHANE CLARK

WORK 867.669.2110

CELL 867.446.4663



ROOM SIZES

Living Room CALL FOR SIZES	Dining Room	Kitchn			BATHS	1 Full
Bedroom	Bedroom	Bedroom	Bedroom		Storage	Basement
Utility Room				Make: Model: Serial #:	Foyer / Entry	Deck 16 X 30

HEAT

INSULATION

BUILDING

LOT

Type	PROPANE/OIL	Ceiling: R Std	Sq. Ft.	1240	Lot Size	40042
Annual Cost		Walls: R Std	Age	1996	Garage	Shed
Litres Over Last 12 Mo. Varies		Floor: R Std	Lot	Block	Plan	Unit
		Skirting: R	Lease			
					Parking	Water Access

SPECIAL FEATURES /FURNISHINGS:

Quiet Bay paradise on Walsh Lake

With boat access only minutes from town at the end of Vee Lake road. Enjoy the recreational lifestyle of this 4 season cabin with 4 bedrooms and a full bath, multiple heating sources including propane furnace, oil stove and a blaze king woodstove to keep plenty warm in winter.

The property itself is slightly elevated from the lake that has a sturdy 35 foot plastic floating easy dock that's easy to lift in and out of water during summer and winter months. Large deck with expansive view lines and loads of space for visitors and enjoying midnight sunsets and Aurora viewing. Full kitchen has propane stove and fridge, plus on demand hot water system provides comfort living.

Price Includes: all furniture and accessories on site, 2 generators, canoe and limitless experiences. For detailed information, location and access call Shane Clark at 867-446-4663

FOUNDATION

Post / Beam / Rock

PROPERTY TAXES

Amount/yr \$430.88 2023

Tenure Lease

Fees \$850/yr. Estimate

Area

