

WELCOME TO

29 PRELUDE LAKE EAST

\$989,900

6296

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



ROOM SIZES

Living Room 27.3 X 28.1	Dining Room 11.2 X 11.1	Kitchen 11.2 X 11.11			BATHS	1-3pc, 2-2pc Ensuites
Bedroom 22.3 X 18.6	Bedroom 15.2 X 11.4	Bedroom 20 X 11.3	Bedroom 12.7 X 11.2		Storage	Basement
				Make: Model: Serial #:	Foyer / Entry 14.11 X 7	Deck Decking On 2 Levels

HEAT

INSULATION

BUILDING

LOT

Type	PROPANE & DIESEL	Ceiling: R 40	Sq. Ft.	2,717	Lot Size	34,396
Annual Cost		Walls: R 30	Age	1996/2002	Garage	Heated (16x28) Shop (32x28)
Litres Over Last 12 Mo.	Propane: \$8,500 Approx. Diesel: \$1,900 Approx.	Floor: R	Lot	Block	Parking	For Everything
		Skirting: R 40	1076	160-12		

SPECIAL FEATURES /FURNISHINGS:

One of the Best Lake Views You'll Ever See!

Seller is motivated and willing to discuss offers, and the home's luxury furniture is negotiable too!

Whether it's a gorgeous sunset or the northern lights dancing overhead, this is a rare opportunity to own a front-row seat to nature's beauty at its finest. Outside, the fully fenced and meticulously maintained yard features a heated patio, raised garden beds, and a spacious storage shed, which is perfect for your ATV, snowmobile, or seasonal gear. Step inside this 4-bedroom, 3-bathroom home and be instantly marvelled by the floor-to-ceiling windows in the living room, offering panoramic views of the lake from the comfort of your favorite recliner. Keep cozy with the top-tier Harman Absolute63 pellet stove, which also helps reduce heating costs. The open-concept kitchen, dining, and living area boasts soaring vaulted ceilings and stunning custom cabinetry crafted in Montreal. Marble countertops and gleaming white marble floors elevate the space, while a private deck just off the kitchen invites you to enjoy your morning coffee with a sunrise view. Maple hardwood and luxury vinyl plank flooring flow throughout, guiding you to a grand formal entryway, a sleek full bathroom with quartz countertops, a stand-up shower, stacked laundry, and a spacious main-floor bedroom. Upstairs, you'll find three more bedrooms each with their own patio access overlooking beautiful Prelude Lake. Two of the bedrooms feature ensuite bathrooms, kitchenettes (with sink and mini fridge), and cozy seating areas, making them ideal for guests or short-term rentals. The separate workshop/rec room building, heated by both propane and pellet stove, includes a wet bar, pool table area, and space for games, hobbies, or even a home office. A brand-new hot water on demand system adds convenience and comfort. There's also a charming guesthouse, fully self-contained with a private bathroom and its own deck overlooking the lake, so perfect for visiting family or friends. Lastly, the detached heated garage has been recently upgraded with concrete floors, built-in shelving, and extra parking space for your RV, boat, or other toys. Looking for your dream home with income potential? Whether it's your forever getaway or an incredible investment, this lakeside gem has it all. Contact Shane at (867) 446-1622 to book your private showing today!

Upgrades: House's Metal Roof (2018), Windows (within last 5 years), and all Exterior Decks Replaced and Added Second Level Addition (2021-2024).

Price Includes: Fridge, Built-in Oven and Propane Cooking Stovetop, Dishwasher, Washer, Dryer (Propane), Stand-up Freezer, and Custom Blinds Throughout. Heated Garage, Guest House, Workshop/Rec Room, Portable Fishing Shack, and Storage Shed (398 sq. ft.).

FOUNDATION

Wood/Concrete to bedrock

PROPERTY TAXES

Amount/yr \$880 2024

Tenure Lease Land
Fees Lease: \$840/yr.

Area PRELUDE LK

29 Prelude Lake East

Additional Features and Upgrades

POWER SYSTEM:

- Kubota auto-start Generator
- 5100W Solar Array (\$44,000 Solar Invoice on file from 2022)
- Outback 80 Amp Controller
- Inverter
- 3 Discover 42-48-6650 6.6 kWh Lithium Ion Battery Module.

HEATING SYSTEM:

- Propane heating throughout house and shop building, as well as guest house.
- New Pellet stoves installed in house and workshop/rec room building.

WATER and SEWER:

- 1,000 gallon water tank
- 500 gallon sewer tank
- Propane fired Bosch On-Demand hot water heater
- Water pump and hoses
- Guest house has additional water and sewer tanks - water can be pumped from the lake in the summer for the entire property

Workshop/Rec Room – 812 sq. ft (29 X 28 ft.):

- Contains generator room
- Office/Rec Room – with New pellet stove, and also has propane heater, pool table, bar & fridge and lots of seating/space for family fun nights!

Guest House - 165 sq. ft (11 x 15 ft.)

- Fully contained with sink, toilet and shower. Water and sewer tanks. Propane heater. Deck overlooking the lake.

Portable Fish Shack – 77 sq. ft. (9 x 11 ft.)

- Propane heater.

Heated Garage (by Road) – 510 sq. ft. (15 X 34)

- Propane heater, built-in shelves, and concrete floors.



Prelude Lake East

