

WELCOME TO  
1024 TIBBITT LAKE  
\$325,000

6772

ROD STIRLING

WORK 867.669.2115

CELL 867.446.1046



ROOM SIZES

Living Room & Dining 12 X 20	Kitchen 8 X 10				BATHS	1-3pc
Primary Bedroom 10 X 12	Bedroom 10 X 12	Bedroom 10 X 12			Storage	Basement
				Make: Model: Serial #:	Foyer / Entry Screened Porch	Deck Wrap Around

HEAT

INSULATION

BUILDING

LOT

Type	WOOD & PROPANE	Ceiling: R 40	Sq. Ft.	960	Lot Size	48597
Annual Cost		Walls: R 12	Age	2004	Garage	
Litres Over Last 12 Mo.		Floor: R 20	Lot	Block	Parking	
		Skirting: R	1024	Plan	Unit	
				Quad 85		

SPECIAL FEATURES /FURNISHINGS:

Benefit from all the sweat equity that the ownership group has invested in this turnkey well cared for solid cabin pinned to bedrock. Metal roof, vinyl siding. An hour drive from town & then a short boat or sled or ice road drive to the property in the winter. All season recreational lease offering over an acre in size with a long term GNWT renewable lease in place. Situated on high ground great for drainage, less bugs and offering great views of Tibbitt Lake. This turnkey package also offers a boat & quad with trailer & a wood fired hot tub and sauna. Propane lights, a generator & a 4 panel 800 Watt solar system provide power. Heat from a woodstove and a propane wall mounted heater. Seasonal hot & cold running water with 130 gallons of holding tank capacity with an on demand hot water heater. Inside bathroom, outdoor outhouse. There is an attached gazebo, 8x16 in size. There is a full 360 degree wrap around deck ( with deck and rails for added safety ) that allows folks to enjoy all day sun. A cell booster allows for cell service. Spoil yourselves and guests in the spa area that includes a 6 person wood fired cedar hot tub a 5 person wood fired sauna and change room built on a 20x16 raised deck. For boat moorage ( & space for guests ) there is a 40 " static dock with an additional 12x20 floating dock. Long term 30 year renewable lease up for renewal in 2044.

See attached items included with the cabin.

FOUNDATION

Pinned to Bedrock

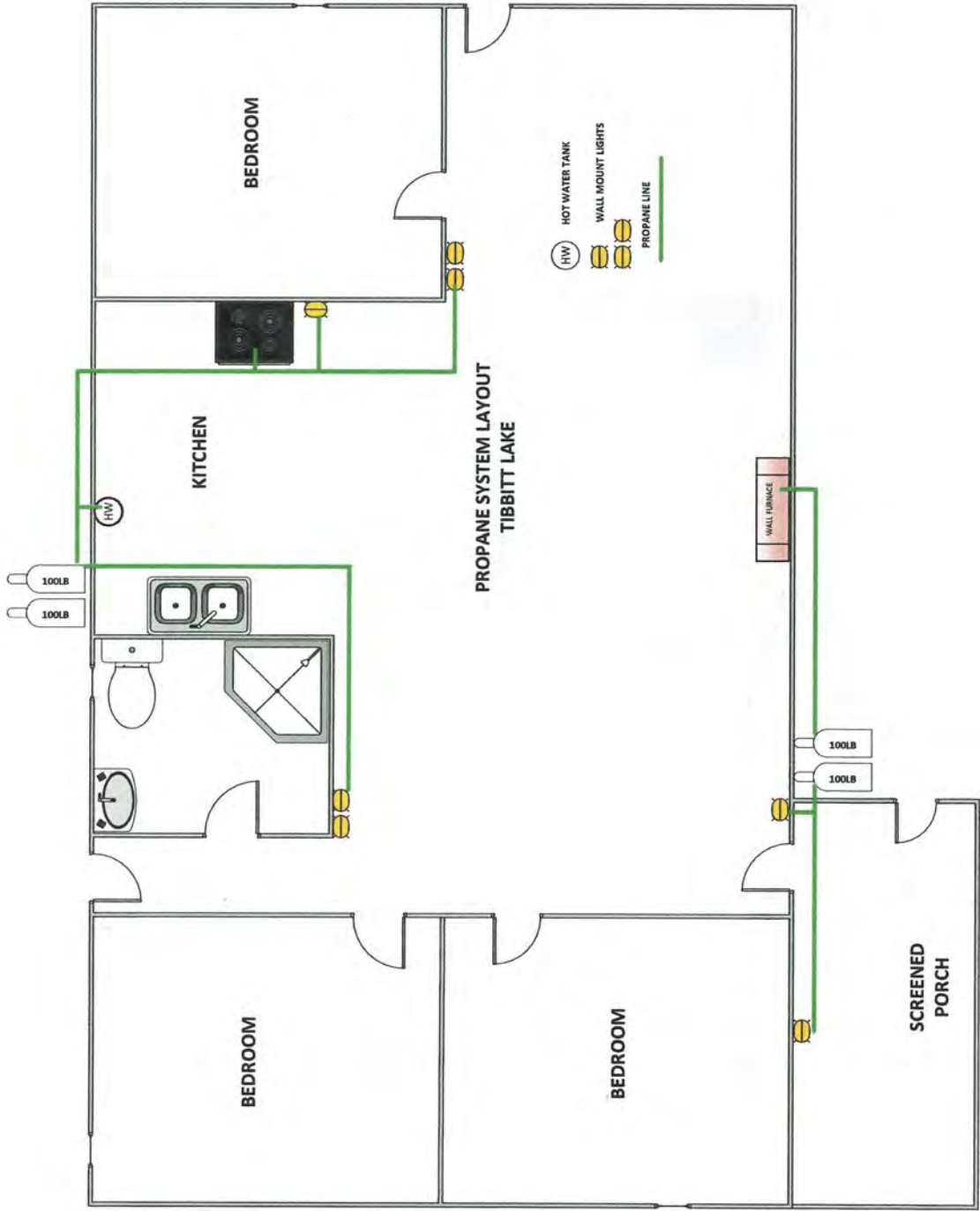
PROPERTY TAXES

Amount/yr	\$544	2025
Tenure	Lease Land	
Fees	\$420/yr.	
Area	TIBETT LK	

Included with the cabin:

- 2008 Crestliner Deep V Sportfish 1850 aluminum boat equipped with;
  - Lowrance Fish/Depth finder
  - Lowrance Marine Radio
  - Downriggers and rod holders
  - New seats throughout
  - 135 Yamaha 2 stroke outboard engine
  - 10 hp Nissan 2 stroke long shaft outboard engine with tank
  - Removable Tow Bar for Skiing/tubing and ropes
  - Lifejackets
  - 2015 loadmaster tandem axle trailer
- 2009 Arctic Cat T570 snowmobile with double place SWS trailer
- 3500 watt gas powered generator
- 4 hp water pump with 150' water hoses
- 2008 Polaris Sport 400 ATV and trailer
- Stihl 170 chainsaw
- paddle boat
- 15' fibreglass canoe with paddles
- All furniture with fully appointed kitchen
- BBQ and tanks
- All tools, maintenance materials and parts





327° 4'

A9

A8

A6

A7

A5

SERVE)

AREA =

1.74 ha

10° 58' 10"  
55.22

CLS '77

14° 28' 25"  
61.58

280° 40' 25"  
39.10

O. H. W. M.

CLS '77  
mkr. 0.38

11° 16'  
56.32

267° 12' 00"  
91.70

274° 21' 50" (c)  
74.08 (c)

OLD BRIDGE

LOT  
1025  
0.457 ha

LOT  
102  
0.408

40.50  
50"

CLS '77  
Rock

49.57

357°

CLS '77  
in Mound

18'

67.0

