

Magnificent Waterview



124 Lewis Bay Lane

\$289,200

Original price: \$289,200

MLS area: 04

MLS#: 09604571

BG#: 1241

Features

- * Quiet Bay Open to Main Shipping Channel
- * Incredible 35 ft Decks & Docks
- * 3 Bedrooms
- * Pine Cathedral Ceiling
- * Huge Master Bedroom
- * Main Floor Laundry
- * Chattels Included with Few Exceptions
- * Water Treatment System
- * Garage and Bunkie
- * Ceiling Fans

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
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A Place to Hang Your Heart

MLS #: 09604571

Status: Active

Price: \$289,200

Address: 124 Lewis Bay Lane	Municipality: Wolfe Island	HRV System: No
Legal: Con 16 Part Lots 6-7 SBL	Subdivision:	Air Conditioning:
Owner: Linda Brannan	MLS Area: 04	Central Vac:
Occupant: Owner	County: Frontenac Islands	TV Tower:
Lot Size: 102 ft x 199 ft Irr	Postal Code: K0H 2Y0	Exterior:
Type: Bungalow	Poss: TBA	Floors:
Zoning:	Side of Road: South	Basement: Crawl
Sq Ft: 1456	Below:	Foundation: Block
Taxes: \$2444.15	Year: 2008	Basement Exit: No
Waterfront: St. Lawrence	House Age:	Water Softener: No
In Law Suite:	Condo Fee: n/a	Water Treat Equip: Yes
Storage Shed:	Fee Includes: n/a	UV Light: Yes
Yard Fenced: No	Heating Cost:	Water Source: Shore Well
# of Rooms:	Heat:	Well GPM:
Bedrooms: 3	Fuel:	Sewage: Holding Tank
Below:	Oil Tank Date:	Tile Bed Age:
Bathrooms: 1	# Amps: 100	Pool Type: n/a
Half Bath:	Roof: Asphalt	Garage/Parking: 1 Car Detached
High Efficient:	Circuit Breakers: Yes	Driveway Width:
Heat Pump:	Hot Water Tank Rental:	Driveway Surface: Gravel
Ensuite: No	Hot Water Tank Fuel:	
Chattels: Most furnishings. See LA for exclusions.		

Exclusions:

Rental Equipment:

Directions:

MLS Remarks:

Set on a prime waterfront, this Wolfe Island executive cottage offers the ultimate balance of serenity and perfection with its central location and tranquil bay and island views. Abundant windows combined with cathedral and recessed ceilings create a spacious open concept and airy feeling in this 3 bedroom cottage with garage and bunkie. The view is sensational as are the decks and huge U shaped dock. What an investment in your health!



Make Your Offer!



Listing Broker: Patti Gray / Administration: Krista Blais / Broker of Record: Bob Bankosky

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Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario, Brokerage and the Seller. No liability for errors of any kind is assumed by the Seller or Realty Executives Southeastern Ontario.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyers are advised to

1. Read the brochure carefully and make their own enquiries.
2. Verify all features and details of the property.
3. Have an independent inspection completed and to draw their own conclusions as to the condition of the property.
4. Satisfy themselves as to the property setting as it pertains to:
 - 1) environmental issue's (noise, smell, view) hydro lines, airplane flight paths, railroad lines, major arterial roads, commercial developments, future developments, land fill sites, and quarries.
 - 2) surroundings ie: commercial buildings, community facilities, schools, day care centres, multiple units and group homes.
5. Verify all measurements, where the size is important for furniture positioning.
6. If the property has a well, have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment.
7. If the property has a septic system, have an independent inspection of the sewage disposal system and satisfy themselves as to the operation.

Before the waiving of conditions, making the agreement of purchase and sale firm agreement.

It is highly recommended that all BUYERS be represented by a Buyers Agent and have signed a contract with that Agent.

This Brochure can be viewed and printed from the web
www.pattigray.com

Have A Nice Day !



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