

5 Loon Bay Road

LISTING HIGHLIGHTS

FILE NO. 4559 Black Sturgeon

Selling Features:

- 1 acre lot (including shore reserve)
- 150 feet of frontage
- Crown reserve owned
- Medium profile with gradual slope
- Level approach with plenty of parking
- Excellent privacy with a mix of trees
- End of the road—no through traffic

Services: Hydro, hardline telephone, internet available, SunMar composting toilet, hot and cold running water

Taxes: \$777.50 in 2023

PIN: 42126-0015; 42126-0020



Comments: If privacy and comfort are on your list of criteria...check this one out!! This is an excellent opportunity to be on Black Sturgeon with low annual taxes. The cottage has two large bedrooms and the recently constructed "bunkie" offers an additional open space of 320 sq. ft. that is perfect for a spare bedroom or a games room. The double garage (on a concrete pad) is a bonus to keep your vehicle and toys out of the elements. The sunroom is an absolute highlight for those late evening dinners while sipping your beverage of choice. A very nice mix of wood and drywall allows you to feel the warmth and care that has gone into making this cottage a very comfortable escape from city living. This property has a flat approach where you will arrive at the garage with just a short gradual walk down to the cottage. Currently set up for seasonal use with a composting toilet and fully functional water system. A very nice mix of trees and end of the road privacy makes this one a keeper if you like solitude. The waterfront offers deep water at the end of the dock and a railway lift system for your boat. Great value in a great location!

\$559,900



Improvements:

- 1,040 sq. ft. seasonal cottage
- 320 sq. ft. bunkhouse (fully insulated)
- 24' x 28' double garage with concrete pad
- Lakeside sunroom
- Attached two-tiered deck
- Outhouse
- Shore dock with ramp and floating dock
- Railway cradle boat lift system

Access: North on Jones Road—Loon Bay Road—Stay Right and Follow Signs

Additional Specs:



2 BEDROOMS



1 BATH



1,040 SQ. FT.

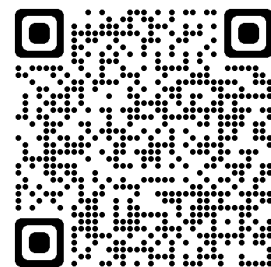


150 FT.





SCAN ME

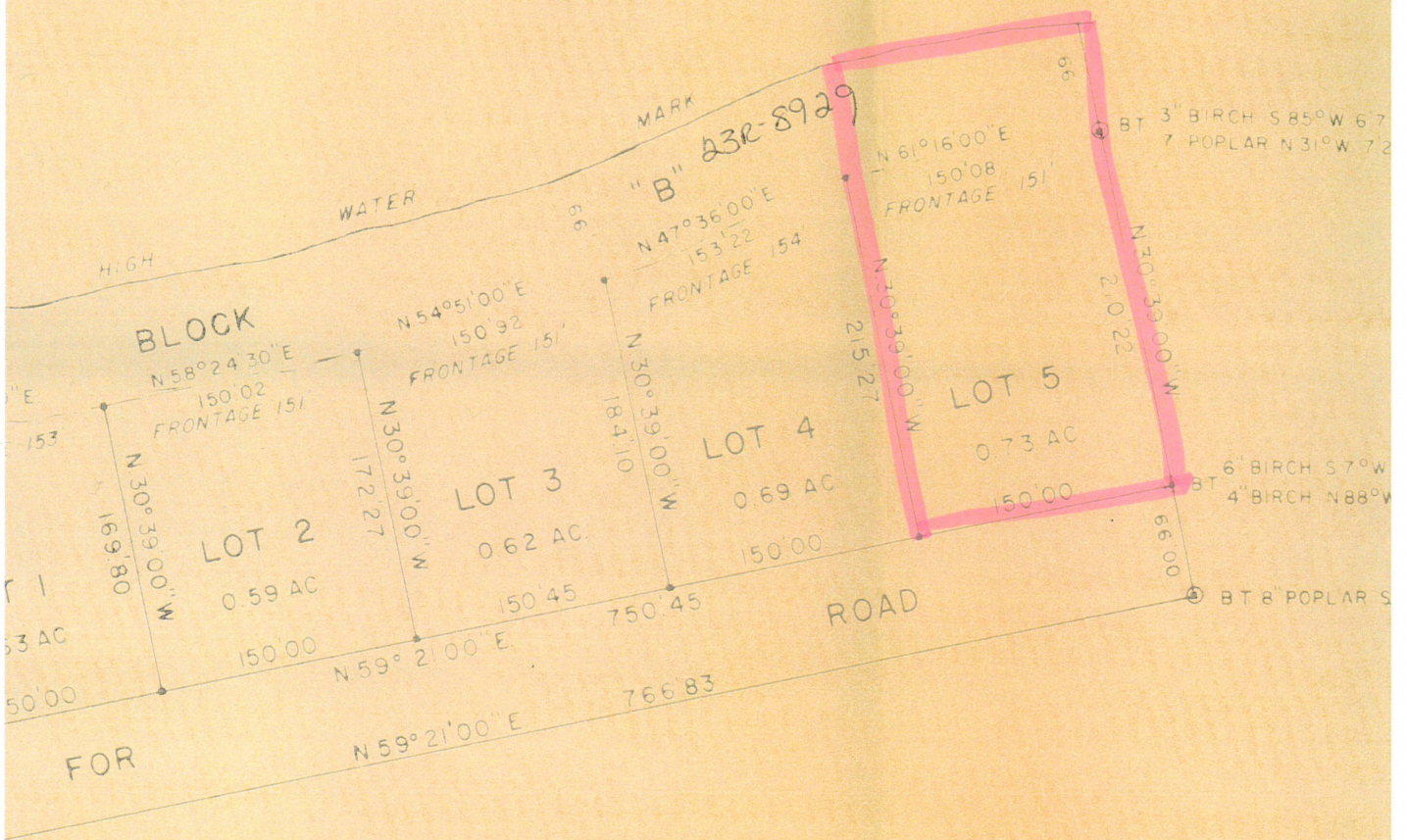


M404

MATHEMATICAL CLOSURES MADE ON LOTS 1
THE ALLOWANCE FOR ROAD IN REAR OF THE

ALL SIDE LINES ON THE PLAN HAVE BEEN
ANGLES DOUBLE READ.

TURGEON LAKE



TREES NOT SHOWN ON PLAN

ONT	3" BIRCH N 86° W	5.1
	7" POPLAR S 9° W	13.5
	3" BIRCH S 59° W	3.7
	3" POPLAR N 18° E	1.5
	6" BALSAM S 47° E	16.4
	6" BIRCH N 6° E	7.1
	6" BIRCH S 84° W	8.2
	3" BALSAM N 23° W	13.0
EAR	8" POPLAR S 60° W	9.0
	8" BIRCH N 89° E	9.7
	6" BIRCH N 88° E	11.8
	8" BIRCH N 14° E	3.5

BEARING HEREON ARE ASTRONOMICAL DERIVED F
AND ARE REFERRED TO THE MERIDIAN THROUGH THE N
ANGLE OF BLOCK 'A' AS SHOWN ON THE PLAN