

## LISTING HIGHLIGHTS

# LK415 Granite Lake

FILE 4617

## Road Access Granite Lake

### Selling Features:

- Private point with lake access on three sides
- Approx 740 feet of frontage owned to highwater
- 1.75 Acres of land with sunset views, mature trees, abundant natural vegetation, and clean shoreline
- Being sold furnished and equipped with canoe, 12' aluminum boat and motor

**Taxes:** \$1285.57 in 2023

**PIN:** 42140-0139;0697

**Access:** Highway 17 W,  
first road off Bell Canada  
exchange, across from  
Perchuk Lumber.



**Comments:** Character, history and one of the most remarkable points of land on Granite Lake. Here you'll find a classic 1930's cottage with fir D-log construction, tongue and groove fir cross gable ceiling and a mid-century addition completed in 1948 with all the modern conveniences of the time – and many updates since.

This cottage sits on the high point of the 1.75 acre of owned property, an impressive point of land owned to the highwater mark and consisting of 740 feet of frontage.

This 3-bedroom cottage has many intimate spaces to read, relax and socialize and offers attached decks on three sides, a warm and inviting living room with wood burning fireplace, water views from all windows in all directions and an orientation that assures a cool summer breeze on even the hottest days of the summer. A short walk from the cottage leads to the perfect bunkie overlooking the lake; a secluded bedroom in the forest with windows on three sides. This cottage has been lovingly and professionally maintained. All work has been done with permits and in compliance with the MNR Restricted Area Order Development Guidelines.

Most furniture and furnishings are included in the sale as well as many hand and power tools, a fibreglass canoe, 12' Aeroliner aluminium boat and 9.9hp Evinrude overhauled in 2020.

Also included is the new workshop/art studio with an insulated floor, 2 x 6 construction, dual pane windows and a work bench wired and ready for your hobbies and crafts. Granite Lake is known for its exceptional water quality, low traffic, and safe spaces for kids and novice boaters where you won't get lost.

This is your chance to own one of the most desirable pieces of land on Granite Lake.

**\$629,000**





### Improvements

- D-log construction built in the 1930's
- Kitchen, primary bedroom and bathroom addition (2004) completed mid-century
- Updated electrical panel, 100 amp, with many newer electric baseboard heaters throughout
- Modern and NWHU certified septic system, electric hot water and lake-drawn water system (seasonal)
- Attached decks on three side of cottage
- Outhouse
- Sun-room with original sash windows
- Hardwood Flooring throughout
- Detached 1 room bunkhouse
- Newer workshop/art studio (2022) 2x6 construction with insulated floor, dual pane windows and wired workbench
- Dock

### Additional Specs:



**3 BEDROOMS**



**1 BATH**



**1210 SQ. FT.**



**740 FT.**







SCAN ME





