

LISTING HIGHLIGHTS

Pt. 3 Rice Bay of Laclu

FILE 4626
Road Access
Laclu (Lulu Lake)

Selling Features:

- 0.31 acres
- 84 feet of frontage
- Southern views
- Bungalow
- Low profile lot

Taxes: \$967.72 in 2023

PIN: 42151-0394

Directions: Highway 641 to Ostersund Road turn left on Adlard Road and it is the 3rd driveway on your left. Pointer signs and For Sale signs lead you right to the cottage.



Comments: If you are looking for a turn key road accessible seasonal cottage with a low sloping walk down to the water then this is it! Located on Rice Bay (part of Lulu Lake) is where you will find this 800 square foot getaway. The cottage is sitting on a titled 0.31 acre lot with 84 feet of water frontage. The cottage was built in 1950 and offers three bedrooms and one bathroom. There is a certified holding on-site and 100 AMP hydro service. At the front of the cottage is a large 32' x 12' sitting deck taking in the very best southern views of Rice Bay. The cottage has seen recent upgrades that include an all metal roof, new electrical as well as the cottage was recently re-leveled with all new post on pad footings.

At the back of the lot is a 9' x 37' Residence by Keystone, a brand new custom trailer that was purchased in 2011. The trailer features two bedrooms and one bathroom with laundry, air conditioning and even a propane heater which is perfect for hosting overflow family and friends. The bathroom is currently hooked up to the certified holding tank. There is an outdoor shower on the backside of the trailer and if one chooses to use the cottage during the winter months there is a woodstove but you would have to bring water and make use of the outhouse at the back of the lot. If you are thinking of getting into the recreational market and want a drive right up to the back door, unload the groceries and start enjoying then this may be the cottage for you. Offers will be presented to the seller as received. Inquire today and start enjoying lake life tomorrow.

\$389,000



Improvements

- Fully furnished cottage built in 1950
- Woodstove heating
- 100 AMP hydro
- Certified septic system and holding tank
- Post on pad foundation
- Wooden exterior finish
- Metal roof
- Deck for entertaining
- Dock
- Residence by Keystone trailer (2011) with 2 beds, 1 bath, laundry, deck and outdoor shower
- 2 storage sheds
- Lake drawn water with jet pump
- Outhouse
- Window A/C



Additional Specs:



3 BEDROOMS



1 BATH



800 SQ. FT.



84 FT.



138 MAIN ST S, KENORA, ONTARIO | TOLL FREE 1.800.528.8848 | INFO@CABINCOUNTRY.COM | WWW.CABINCOUNTRY.COM



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