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**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
Huntsville, ON  
M4T 1X3

1046 South Menominee Lake Road, Baysville, ON, P0B 1A0, Canada

MLS®# 268010



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Property Value	\$699,000
Type	House
Year Built	1974
Taxes	\$3,008 (2019)
Living Area	1,050 sq.ft.
Lot Frontage	379 ft
Lot Size Area	1.35 acres
Bedrooms	3
Bathroom	1 full

## Description

Amazing opportunity to own a winterized cottage (circa 1983) on Menominee Lake at an affordable price. 305' frontage on the lake with a long lake view and superb privacy. Dock has come off its crib in one spot but is useable the way it is & would be easy to fix.

From the living area there are two steps up to the kitchen, bathroom & two of the bedrooms. Master bedroom is on the same level as the living/dining area. The cottage is about 1150 sq. ft plus there is a separate 440 sq. ft. bunkie that could be fixed up for extra accommodation. Bunkie also has a loft for extra storage & has its own small hydro panel.

Driveway going down to cottage from the year-round road is a bit steep but the owner has lived there year-round. The shoreline is clean with small pebbles, medium rocks, then hard sand. Shallow to deeper water. Gently sloping lot from the parking area to the cottage and then to the waterfront. This property has most things on a buyer's wish list with privacy being at the top!





