

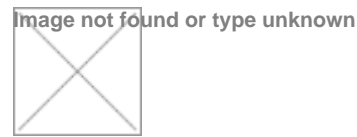


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Chestnut Park Real Estate Limited, Brokerage
32 Florence Street East
Huntsville, ON
M4T 1X3

1018 James Point Road, Baysville, ON, P0A 1A0, Canada

MLS®# 40259582



Property Value	\$749,000
Type	House
Style	Beach Front, Private Docking
Parking	4 cars
Taxes	\$2,059.00 (2021)
Living Area	1,308 sq.ft.
Lot Frontage	147 ft
Lot Size Area	0.31 acres
Bedrooms	3
Bathroom	1 full

Description

A wonderful starter cottage or build your dream cottage later. The lot has been approved for a 2400 sq. ft. home/cottage by the Township (1200 sq. ft./level). But the existing cottage is cute and cozy, and can be comfortably enjoyed for three seasons just the way it is. The cottage itself has an upper sitting deck, guest room sliding door & primary bedroom private balcony. Front deck overlooking the lake wraps around to the side. There is a 200 amp electrical service with baseboard heating. Metal roof installed in 2002 and is in excellent condition.

The shore road allowance has been purchased. The lot offers about 147 feet of frontage and faces northwest for amazing sunsets. Ril Lake is an excellent lake for water skiing, sailing, fishing, canoeing, kayaking and swimming. It's located just two hours north of the GTA and is close to shopping in nearby Baysville. The dock is 40' long with a 96 sq. ft. sitting area at the end for watching those awesome sunsets. Flag pole and swim ladder are included. Depth is about 5 feet at end of the dock for diving. There is also a gentle beach area for walking into the lake & a campfire pit near the water's edge. The property is located almost at the end of a quiet dead-end road so there is little to no traffic but it's maintained year-round by the municipality.

Recent upgrades include a new submersible pump & pressure tank in fall/2021; driveway regraded and resurfaced in fall/2021. Note that possession can be right away so you can be at your cottage to enjoy the summer!



