



Price: \$399,000	MLS® #: 442704000305000
Status: Active	
Address: 1355 DICKIE LAKE ROAD WEST	
City: LAKE OF BAYS, P0B 1A0	
Side of Road: North	
Elem Schl: Sec. School:	
Lot Size: 105' X 365' X 105' X 314'	District: LB
Square Footage: 1,150	Sub-Dist: MCLEA
Ttl Liv Sq Ft.: S.R.A.: Open	Zoning: SEAS/REC
Possession: T.B.A.	

DICKIE LAKE
Water Frontage: **105.00** Exposure: **North West**

Public Info. Enjoy all this, absolutely turn key, three bedroom cottage on beautiful Dickie Lake has to offer. Cottage features open concept Great Room with floor to ceiling windows and sliding glass doors that lead to 430 sq ft of deck for entertaining and sunset views. 105 feet of frontage with deep water at the dock is ideal for all your water sport needs. Wonderfully renovated kitchen with island is ideal for any cottage cook. Freestanding propane fireplace in place for those chilling autumn evenings. Yours to enjoy!!!

Directions Highway #117 to Echo, Ril, Dickie Lake Road. Right on Dickie Lake Road and go right at the split turn to SOP.

Type: Cottage/Rec Properties	Heating: Electric, Propane, Baseboard	Exterior: Alum/Vinyl
Style: Bungalow, Cottage/Camp	Garage Type: None	Driveway: Gravel, Single
Title to Land: Freehold	Water: Lake	Foundation: Concrete, Block, Unfinished
Property Size: Under 0.5 Acres	Sewer: Septic	Int.Features: Fireplace(s), Hardwood Flrs
Land Features: Wooded/Treed, Waterfront	Services: Electricity, Telephone	Ext. Features: Deck, Dock, Satellite Dish
Access: Year Round Municipal Road	Rental Equipm.: Water Heater, Propane Tank	Roof: Asphalt Shingle
WF Features: Water Frontage	Flooring: Wood	
Accessory Buildings:		

Inclusions See Schedule D in Documents
Exclusions See Schedule E in Documents

Bedrooms: 3	Sign: Yes	UFFI: NO	Garage: No	Gar.Details:
Bathrooms: 1 \	Lockbox: Yes	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income: POTENTIAL	Road Type: Municipal	Survey: Yes		
Year Built:				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21'6 X 12'6	MAIN FLOOR	BEDROOM	10'7 X 11'6
MAIN FLOOR	KITCHEN	16'1 X 15'6	MAIN FLOOR	BEDROOM	10'6 X 12'6
MAIN FLOOR	MASTER BEDROOM	16' X 10'5	MAIN FLOOR	BATH (# pieces 1-6)	4 PIECE

Full Assessed Value: \$
Taxes: **\$2380 (2011)**

Phased Assessment: **349500 (2011)**
Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage,** :