

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	100.00	<b>Bathrooms:</b>	2	<b>Age:</b>	52
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	OTHER
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,223.04
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	016-597-753

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Other
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Other	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : LAKE & MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	CASCADE BAY
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	BLOCK A, DISTRICT LOT 223, YALE DIV OF YALE LAND DISTRICT
<b>Amenities:</b>	Garden,Green House,Storage,Swirlpool/Hot Tub,Workshop Attached
<b>Site Influences:</b>	Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby,Waterfront Property
<b>Features:</b>	Clothes Dryer,Clothes Washer,Drapes/Window Coverings,Free Stand F/P or Wdstove,Hot Tub Spa/Swirlpool,Jetted Bathtub,Refrigerator,Stove,Vaulted Ceiling,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Brookside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'1 x 8'10	Main	Primary Bedroom	11'7 x 10'7	Below	Storage	9'11 x 7'2
Main	Kitchen	7'9 x 6'3	Main	Kitchen	14'9 x 6'1	Below	Workshop	26'1 x 6'10
Main	Dining Room	10'4 x 9'11	Main	Laundry	8'111 x 6'4			
Main	Primary Bedroom	10'5 x 9'8	Abv Main 2	Bedroom	13'10 x 10'7			
Above	Bedroom	14'6 x 10'1	Main	Bedroom	13'8 x 9'2			
Above	Bedroom	14'6 x 9'8	Below	Wine Room	10'4 x 6'2			
Main	Great Room	17'9 x 15'1	Below	Storage	10'4 x 6'2			

<b>Finished Floor (Main):</b>	1,369 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	552 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,921 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	461 sqft	<b>Basement:</b>	Part			
<b>Grand Total:</b>	2,382 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Boat Access Only-Scenic 10 min. from the marina. Captivating west views. Enjoy the ultimate in peace, tranquility & relaxation. This FREEHOLD property is blessed by nature & sits perched up overlooking the bay & majestic surrounding mountains. 100ft of lake frontage. Bask in the sun all day, watch stunning sunsets & exceptional lake views from the new massive deck. Nicely updated with new flooring throughout & paint. Cozy Great Rooms each with wood burning stoves. Main cabin has 3 bedrooms, new cabin built in 2018 has 1 bed/1 bath & a pull out sofa in the great room plus a BUNKIE built in 2019. Just start enjoying & making memories at your own private resort complete with hot tub! Sleeps 16. Excellent Cell Phone Reception. Vender financing available. ALL DECKED OUT is where you want to be!