

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2005
Frontage (ft):	200.00	Bathrooms:	2	Age:	19
Lot Area: (sq.ft.)	30,492.00	Full Baths:	1	Zoning:	LU
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,782.89
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	027-898-849

Style of Home:	3 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Other	Title to Land:	Freehold NonStrata
Fuel/Heating:	Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	

View:	Yes : Panoramic Lake & Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	BLOCK B, DISTRICT LOT 166, YALE DIV OF YALE LAND DISTRICT, SEASONAL RESIDENTIAL PURPOSES - ACCESS BY WATER ONLY
Amenities:	
Site Influences:	Marina Nearby,Private Setting,Private Yard,Recreation Nearby,Treed,Waterfront Property
Features:	Free Stand F/P or Wdstove,Refrigerator,Stove,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Brookside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'1 x 12'11	Above	Loft	15'4 x 1'5
Main	Kitchen	10'7 x 6'5	Main	Foyer	5'9 x 5'4
Main	Dining Room	10'7 x 8'8	Main	Utility	16'9 x 5'3
Above	Primary Bedroom	11'7 x 11'			
Above	Bedroom	10'6 x 9'3			
Above	Bedroom	9'6 x 9'3			
Above	Bedroom	16'8 x 14'6			

Finished Floor (Main):	681 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	607 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,739 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,739 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Spectacular Cottage! Embrace the serenity of lakeside living. This FREEHOLD property is accessible exclusively by boat, a scenic 10-minute boat ride from Harrison Hot Springs, providing a truly private sanctuary on Echo Island. This architectural gem offers 4 bedrooms seamlessly blended with a spacious loft. Boasting high ceilings & a captivating fireplace that create an ambiance of warmth and grandeur. Featuring 2 well-appointed bathrooms & a charming custom out-house, this property is encircled with several outdoor deck areas, inviting you to bask in the unparalleled views & tranquility of your own private cove. 2 enchanting gazebos offer peaceful retreats for relaxation or entertainment. Turnkey - fully furnished, allowing for an effortless transition to your lakeside retreat.