



Price: \$825,000	MLS® #: 410716000812800
Status: Active	
Legal Descr.: CON A PT LOT 44 PLAN 343 LOT 113 RP3R2311 PART 12 HURON TWP, (HURON-KINLOSS TWP).	
Address: 113 BRUCE BEACH RD	
City: HURON TWP, N0G 2R0	
Prop known as: HURON TWP	
Side of Road:	Major Area: SBC
Lot Size: 66FT X 408.9FT	District: HK
No# of Feet on Water:	Sub-Dist: HURO
Approx. Square Feet: 1600-1800 RANGE	Zoning:
Elem Schl:	Sec. School:
Possession: MID AUGUST	

Overview All measurements are approximate. Very rare find. True Bruce Beach lakefront home/cottage. Totally rebuilt home/cottage on a huge 66ft by 408ft private, well treed lakefront lot. Perfect sand beach. One Owner is a Registered Real Estate Salesperson with RECO.

Directions 113 Bruce Beach Road.

Type: Cottage/Rec Properties	Heating: Electric, Wood	Exterior: Wood
Style: Bungalow	Garage Type: None	Driveway: Gravel, Private, Multiple
Title to Land: Freehold	Water: Municipal	Foundation/Basement: Block, Crawl
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, Wheelchair Access, Woodstove(s), Ensuite
Land Features: Landscaped, Level, Wooded/Treed	Services: Electricity, Telephone, Cable	Roof: Asphalt Shingle
Access: Public, Year Round Road Access	Rental Equipm.: None	Flooring: Carpet
WF Features: Water Frontage		

Inclusions Dishwasher, fridge, stove, microwave, washer, dryer, window coverings, satellite dish, bunkhouse, storage shed, light fixtures, ceiling fan(s), woodstove.

Exclusions

Bedrooms: 4	Sign: Yes	UFFI: NO	Garage: No	Gar.Details:
Bathrooms: 2\	Lockbox: Yes	SPIS: No	Water Front: Yes	Water:
Rental Income: POTENTIAL	Road: Public	GST: Unknown	Survey: NO	
Building Age: OL	Envir.:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19X14.5	MAIN FLOOR	BEDROOM	11.5X9.5
MAIN FLOOR	DINING ROOM	15X13	MAIN FLOOR	BEDROOM	12X11
MAIN FLOOR	KITCHEN	14X18	MAIN FLOOR	OTHER	12X24 SUNROOM
MAIN FLOOR	MASTER BEDROOM	11X13	MAIN FLOOR	BATH (# pieces 1-6)	4PC
MAIN FLOOR	BEDROOM	11X13	MAIN FLOOR	BATH (# pieces 1-6)	3PC

Assessment: **\$462000** Taxes: **\$5663 (2008)** Improvements: **\$275.00**

Condo Fee: Mobile/Leased Land F:

Listing Office: **ROYAL LEPAGE KINCARDINE REAL ESTATE Brokerage**

Compliments of: **KEITH BATTLER, Broker: 519-389-7718**
 E-mail: keith@battlingbattler.com
 Company Name: **ROYAL LEPAGE KINCARDINE REAL ESTATE BROKERAGE: 519-396-3396**



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