



WF, WV.	
Price: \$955,700	MLS® #: 410711000317603
Status: Active	PID #: File #: 2009113971
Legal Descr.: RANGE 2 SDR PT LOT 19 REF PLAN 3R3214 PT 3 KINLOSS TWP (HURON KINLOSS TWP).	
Address: 1582 BRUCE ROAD 1	
City: KINLOSS TWP, N0G 2R0	
Prop known as: KINLOSS TWP	
Side of Road: 	Major Area: SBC
Lot Size: .9 ACRE	District: HK
No# of Feet on Water: 273.00	Sub-Dist: KINL
Approx. Square Feet: 1000-1200 RANGE	Zoning:
Elem Schl: 	Occupancy: Owner
	Sec. School:
List.Date: 21-OCT-2009	Possession: 60 DAYS

Directions From Kincardine on Hwy #9 East to Bruce Road #1, South to sign on East.
Show.Instr. By appointment.

Type: Single Family	Heating: Oil, Forced Air	Exterior: Brick, Wood
Style: Bungalow	Garage Type: Double	Driveway: Concrete, Double, Private
Title to Land: Freehold	Water: Well	Foundation/Basement: Concrete, Full, Developed (Finished)
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Features: Deck/Patio, Woodstove (s)
Land Features: Landscaped	Services: Electricity, Telephone	Roof: Asphalt Shingle
Access: Public, Year Round Road Access	Rental Equipm.: None	Flooring: Carpet, Ceramic
WF Features: Water Frontage, Water View		

Inclusions Dishwasher, fridge, stove, washer, dryer, window air cond., light fixtures, ceiling fan(s).
Exclusions Old fridge in basement.
Remarks All measurements are approximate. Incredible rare property. 3 detached residences on almost 1 acre lakefront property. Main home sits at the water's edge with 270ft shoreline. Two homes sit on top of hill, both with huge decks overlooking Silver Lake. Very quiet setting. Silver Lake offers boating, water skiing & fishing- all from your own docks.

Bedrooms: 4	Sign: Yes	UFFI: UNKNOWN	Garage: Yes	Gar.Details:
Bathrooms: 2 \	Lockbox: Yes	SPIS: Yes	Water Front: Yes	Water:
Rental Income: POTENTIAL	Road: Public	GST: Unknown	Survey: NO	
Building Age: 27	Envir.: 			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18' X 17'	LOWER LEVEL	BEDROOM	14' 9X11' 4
MAIN FLOOR	KITCHEN	12' X 11'	LOWER LEVEL	FAMILY ROOM	21' X 22'
MAIN FLOOR	MASTER BEDROOM	11' 6X13'	MAIN FLOOR	BATH (# pieces 1-6)	4PC
MAIN FLOOR	BEDROOM	9' X 11' 6	LOWER LEVEL	BATH (# pieces 1-6)	4PC
MAIN FLOOR	BEDROOM	9' X 11' 6			

Assessment: **\$203500** Taxes: **\$3603 (2009)** Improvements:

Condo Fee: Mobile/Leased Land F:

Seller Name: **ERNIE DOUGLAS PARKER** Home Tel.: Bus.Tel.:
 Seller Name: **ENA PARKER** Home Tel.: Bus.Tel.:

Listing Office: **ROYAL LEPAGE KINCARDINE REAL ESTATE Brokerage 519 396-3396** Listing Agent: **KEITH BATTLER 519-389-7718 FAX: (519) 396-6687**

SP: **2.5%**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the REALTORS® Association of Grey Bruce Owen Sound assumes no responsibility for its accuracy. (2-NOV-2009 18:48 EST)