



WF: LAKE HURON	
Price: \$499,700	MLS® #: 410716000818700
Status: Active	PID #:
	File #: 2009111503
Legal Descr.: PT LOT 50, PLAN 343, LOT 172, RP3R2313 C`A`, HURON TWP, (HURON-KINLOSS TWP).	
Address: 172 BRUCE BEACH RD	
City: HURON TWP, N2Z 2Y3	
Prop known as: HURON TWP	
Side of Road:	Major Area: SBC
Lot Size: 65.97` X 219.70`	District: HK
No# of Feet on Water:	Sub-Dist: HURO
Approx. Square Feet: 700-1000 RANGE	Zoning:
Elem Schl:	Occupancy: Owner
	Sec. School:
List.Date: 23-JUN-2009	Possession: 30 DAYS

Directions Boiler Beach Road to Bruce Beach Road to 172.
Show.Instr. By appointment please.

Type: Cottage/Rec Properties	Heating: Electric, Wood, Baseboard	Exterior: Wood
Style: Bungalow, Cottage/Camp	Garage Type: None	Driveway: Gravel, Single, Private
Title to Land: Freehold	Water: Municipal	Foundation/Basement: Block, Crawl
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Woodstove(s)
Land Features: Partial Landscaped	Services: Electricity, Telephone, Cable	Roof: Metal
Access: Public, Year Round Road Access	Rental Equipm.: None	Flooring: Wood
WF Features: Water Frontage		

Inclusions Fridge, stove.
Exclusions
Remarks All measurements are approximate. Very rare find Bruce Beach lakefront. Extremely well maintained. Tongue & groove BC fir floors, as well as the whole cottage walls and ceiling have been redone in 5 inch tongue & groove pine, looks great! 3 bedrooms plus large loft area. Huge open concept living and dining area complete with woodstove and picture window.

Bedrooms: 3	Sign: Yes	UFFI: NO	Garage: No	Gar.Details:
Bathrooms: 1\	Lockbox: Yes	SPIS: Yes	Water Front: Yes	Water: LAKE HURON
Rental Income: POTENTIAL	Road: Public	GST: Unknown	Survey: NO	
Building Age: 68	Envir.:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13X13' 6	MAIN FLOOR	BEDROOM	9' 6X6' 8
MAIN FLOOR	DINING ROOM	10X9	MAIN FLOOR	BEDROOM	9' 6X8
MAIN FLOOR	KITCHEN	11X9' 6	MAIN FLOOR	BATH (# pieces 1-6)	3PC
MAIN FLOOR	BEDROOM	13' 6X9' 6			

Assessment: **\$411250** Taxes: **\$4727 (2008)** Improvements:

Condo Fee: Mobile/Leased Land F:

Seller Name: **MARK BAILEY** Home Tel.: Bus.Tel.:
 Seller Name: **SHARON BAILEY** 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%**

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