



<b>WF</b>	
Price: <b>\$339,700</b>	MLS® #: <b>410821000514100</b>
Status: <b>Active</b>	PID #: <b></b>
	File #: <b>2008105990</b>
Legal Descr.: <b>PLAN 445, PT LOTS 19&amp;20, INCL. RP3R6520, PT 1, IRREG., KINCARDINE TWP, (MUN. OF KINCARDINE).</b>	
Address: <b>258 VICTORIA ST</b>	
City: <b>KINCARDINE TWP, N0G 2T0</b>	
Prop known as: <b>KINCARDINE TWP</b>	
Side of Road:	Major Area: <b>SBC</b>
Lot Size: <b>61' X 204'</b>	District: <b>KIN</b>
No# of Feet on Water: <b>204.00</b>	Sub-Dist: <b>KINT</b>
Approx. Square Feet: <b>1,116</b>	Zoning:
Elem Schl:	Occupancy: <b>Owner</b>
	Sec. School:
List.Date: <b>26-AUG-2008</b>	Possession: <b>30 DAYS</b>

**Directions**      Cty Road 23 North from Kincardine to Cty Rd 15, West to Victoria Street South to sign on West side.  
**Show.Instr.**      By app't.

Type: <b>Single Family Bungalow</b>	Heating: <b>Airtight, Electric, Wood, Baseboard</b>	Exterior: <b>Wood</b>
Title to Land: <b>Freehold</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel, Multiple</b>
Property Size: <b>Under 0.5 Acres</b>	Water: <b>Well, Drilled</b>	Foundation/Basement: <b>Piers</b>
Land Features: <b>Landscaped</b>	Sewer: <b>Septic</b>	Features: <b>Woodstove(s)</b>
Access: <b>Public, Year Round Road Access</b>	Services: <b>Electricity, Telephone, Cable</b>	Roof: <b>Asphalt Shingle</b>
WF Features: <b>Water Frontage</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Cushion/Tile/Lino</b>

**Inclusions**      Fridge, stove, window coverings, storage shed, light fixtures, ceiling fan(s), woodstove.  
**Exclusions**  
**Remarks**      All measurements are approximate. Very private setting for this open concept 3 bedroom lakefront cottage. Tongue and groove ceiling in the bedrooms. Huge living room and kitchen area with airtight woodstove. 16' x 24' lakeside deck. Over 200ft of front on the lake. Some furnishings stay.

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	UFFI: <b>UNKNOWN</b>	Garage:	Gar.Details:
Bathrooms: <b>1 \</b>	Lockbox: <b>Yes</b>	SPIS: <b>Yes</b>	Water Front: <b>Yes</b>	Water: <b>LAKE HURON</b>
Rental Income: <b>POTENTIAL</b>	Road: <b>Public</b>	GST: <b>Unknown</b>	Survey: <b>NO</b>	
Building Age: <b>1974</b>	Envir.:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13' 6X15'	MAIN FLOOR	BEDROOM	10' 6X7' 6
MAIN FLOOR	DINING NOOK	7' 6X8' 3	MAIN FLOOR	FAMILY ROOM	10' X23'
MAIN FLOOR	KITCHEN	8' 3X8' 3	MAIN FLOOR	FOYER	11' X4' 6
MAIN FLOOR	MASTER BEDROOM	12' 6X11' 6		OTHER	16' X24' DECK
MAIN FLOOR	BEDROOM	12' 6X9'	MAIN FLOOR	BATH (# pieces 1-6)	4PC

Assessment: **\$164000**      Taxes: **\$1893 (2008)**      Improvements: **TBV**

Condo Fee:      Mobile/Leased Land F:

Seller Name: **ELIZABETH MACCABE**      Home Tel.:      Bus.Tel.:  
 Seller Name: **SCOTT MACCABE**      Home Tel.:      Bus.Tel.:

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

SP: **2.5%**

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