



WF: LAKE HURON	
Price: \$775,700	MLS® #: 410716000602500
Status: Active	PID #:
	File #: 2008102512
Legal Descr.: CON 'A', PT LOT 12, RP3R3748, PART 1, HURON TWP (HURON-KINLOSS)	
Address: 821 VICTORIA RD	
City: HURON TWP, N0G 2R0	
Prop known as: HURON TWP/ LAKE HURON	
Side of Road:	Major Area: SBC
Lot Size: 50 X 198	District: HK
No# of Feet on Water:	Sub-Dist: HURO
Approx. Square Feet: 1400-1600 RANGE	Zoning:
Elem Schl:	Occupancy: Owner
	Sec. School:
List.Date: 07-APR-2008	Possession: 60 DAYS

Directions 821 Victoria Road, Point Clark.
Show.Instr. By appt.

Type: Single Family	Heating: Oil, Forced Air, Hot Water	Exterior: Other
Style: Bungalow	Garage Type: Carpport	Driveway: Concrete, Double, Private
Title to Land: Freehold	Water: Municipal	Foundation/Basement: Concrete, Partial
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, Central Air, Central Vacuum, Air Exchanger, Whirlpool Tub, Workshop
Land Features: Landscaped	Services: Electricity, Telephone, Cable	Roof: Asphalt Shingle
Access: Year Round Road Access	Rental Equipm.: Propane Tank	Flooring: Carpet, Cushion/Tile/Lino
WF Features: Water Frontage		

Inclusions Dishwasher, fridge, stove, microwave, washer, dryer, window coverings, water purifier, storage shed, whirlpool tub, sauna.
Exclusions
Remarks All measurements are approximate. This custom built Lakefront home built in 1996 located on sand beach offers the very best in year round living. It features an open concept design with a wonderful view of the Lake Huron's spectacular sunsets. Built for full handicap accessibility, with 1,500 square feet on each level. There is a stair elevator system from the upper to lower level. The well landscaped lot offers privacy with many trees, well-planned flowerbeds and shrubbery. There are several scating areas and extensive decking leading to a beautifully appointed sauna and shower house, plus a cedar lined lakeside boat house with a lap-pool and ample storage for those summer toys! The aesthetically pleasing decor features colours from the neutral palette and many windows give the home wonderful natural light.

Bedrooms: 2	Sign: Yes	UFFI: NO	Garage: No	Gar.Details:
Bathrooms: 3 \	Lockbox:	SPIS: Yes	Water Front: Yes	Water: LAKE HURON
Rental Income: NO	Road: Public	GST: Unknown	Survey: YES	
Building Age: 12	Envir.:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19X20.11	LOWER LEVEL	FAMILY ROOM	23.2X17.1
MAIN FLOOR	DINING ROOM	9X11.11	LOWER LEVEL	STORAGE	13.5X8
MAIN FLOOR	KITCHEN	12.7X11.11	LOWER LEVEL	OTHER	20X29.8 WORKSHOP
MAIN FLOOR	MASTER BEDROOM	14.6X16.3	MAIN FLOOR	BATH (# pieces 1-6)	3PC
MAIN FLOOR	BEDROOM	12.3X10	MAIN FLOOR	BATH (# pieces 1-6)	5PC
MAIN FLOOR	BEDROOM	13X12.3	LOWER LEVEL	BATH (# pieces 1-6)	3PC

Assessment: \$459000	Taxes: \$5128 (2007)	Improvements:
Condo Fee:	Mobile/Leased Land F:	
Seller Name: GERHARD BECKER	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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