



Price:	\$324,900	MLS® #:	1709067
Status:	Active		
Address:	929 RELATIVE RD		
City:	ARMOUR, P0A 1C0		
Side of Road:	North		
Elem Schl:			
Sec. School:			
Lot Dimension/Acreage:	115' X215' X111' X200' (.53 ACRE)	Major Area:	MH
Zoning Source:	Municipality	District:	AH
SQ.FT. above:	701	Sub-Dist:	ARMOU
Total SqFt Finished:	701	Zoning:	LR
Shore Road Allowance (SRA):	Not Owned		
Road Access:	Yes		
Possession:	TO BE ARRANGED		

THREE MILE LAKE
Water Frontage: **115.00** Exposure: **North East**

Public Info. 2 bedroom year round cottage or home on pristine, clear water lake. Walkout block basement suitable for adding a third bedroom and possibly second bathroom. Enjoy the shallow lakefront that is great for kids. Open concept dining and living area. Front mud room is ideal for added storage. Forced air furnace, plus comfy wood stove. Good opportunity and hard to find year round use cottage at this price. Appliances included as are the boat and motor. winter parking at the road as well as up close. Metal roofing allows for better snow removal naturally. Seller requires time to locate suitable accommodation. Selling 'as is', at owners request, however don't assume there is something wrong with it due to this.

Directions Hwy 11 to Ontario Street to Yonge to Chetwynd Road to Relative Road

Type:	Cottage/Recreational Bungalow - Ranch	Heating/Mechanical:	Electric, Forced Air, Woodstove	Exterior:	Wood
Style:	Bungalow - Ranch	Garage Type:	None	Driveway:	Single
Title to Land:	Freehold	Water:	Drilled	Foundation:	Block, Concrete
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Basement:	Partial, Walkout, Unfinished
Land Features:	Landscaped, Sloping / Terrace	Utilities/Services:	Cell Service, Electricity, Internet-Other	Interior Features:	Main Floor Family Room
Access:	Year Round Municipal Road	Rental Equipm.:	None	Ext. Features:	Deck
Waterfront Features:	Dock, Water Frontage	Lease-To-Own Equip:	None	Roof:	Metal
Shoreline:	Mixed, Shallow, Soft Bottom			Flooring:	Carpet, Laminate
Accessory Buildings:	Storage Building				

Easements/Restrictions:

Inclusions Microwave, Refrigerator, Satellite Dish, Satellite Equipment, Storage Shed, Stove, TV Antenna, Water Purifier, Window Coverings ; 12' aluminum boat and 6.5 hp Evinrude

Exclusions none known at time of listing

Bedrooms:	2	Sign:	Yes	Garage:	No
Bathrooms:	1 \	SPIS:	No	Waterfront:	Yes Body of Water Type: LAKE
Rental Income:	NO	Survey:	No		
Yr.Built:	1976				
Construction Status:	Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	7'6 X 11' 11	MAIN FLOOR	MASTER BEDROOM	9'8 X 9'8
MAIN FLOOR	LIV/DIN COMBINATION	15'6 X 17'4 (IRREG)	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	9'7 X 9'8			

Full Assessed Value: **\$268000** Phased Assessment: **268000 (2017)**
Taxes: **\$2500 (2017)** Improvement / Capital Chgs: **0**

Listing Office: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219**



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Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219, INDEPENDENTLY OWNED AND OPERATED: 705-788-1444**
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