

Austin & Austin

Realty Brokerage

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\$237,000

Picnic Island

1.42 acres

Boat access to your little piece of heaven! Own the only piece of deeded property on Picnic Island, explore the rest of the 46 acres +/- of crown land. Two cabins, private from each other makes this a great opportunity for a family to own this together. Protected cove to shelter your boat and one with a sand bottom. Some finishing & leveling still required. Solar panel system, floating dock, propane stove and most furnishings are included. Less than 3km boat ride from Government Dock. Listing Sales Representative: Brenda De Smit L-771

Main cabin open concept living area



Plenty of Natural Light/access to deck



Kitchen with propane stove



View from Main cabin's deck



Bedroom



Drone Shot



Side of Cabin



Back of main cabin



Cove with sand bottom, perfect for swimming



Floating Dock included, move it where you wish



Protected area to park your boat, 6' deep



Bridge to Guest Cabin



Trail to rock point where floating dock is locate



Guest cabin with walk-around deck



Guest Cabin interior, finish how you wish



Solar Panels



Solar System



Solar batteries will need to be replaced



Storage building



Houseboat (not included but is negotiable)



List Price: \$237,000 **Address:** Picnic Island
File Number: L-771 **Zoning:** Unorganized
Legal: PCL 15266 SEC DKF Summer Resort Loc. Comprising PT of LT 1&2 ON; Island RK196
Lot Size: 1.42 acres **Taxes:** \$272.00
House Size: Main Cabin 672 sq.ft. +/- **MPAC Assessment:** \$109,000
Estimated Age: 2006 **Style:** Bungalow
Exterior Finish: Wood, stone veneer, vinyl **Roof Cover/Age:** Metal 2006
Driveway: None-boat access **Window Style:** Mixed
Foundation: Block & posts **Basement Size:** none
Basement Finish: n/a
Heat/Cost: n/a **Plumbing:** _____
H.W.T. _____ **Garage:** _____
Panel: _____ **amp panel** **Consumption:** Solar Panel System
Detached Units: Guest cabin 12' x 16' with covered deck & shed
Septic System: none
Water System: none

Rooms	Bedrooms
Kitchen: <u>Combined</u>	1: <u>9' x 12'</u>
Dining Room: <u>Combined</u>	2: <u>9' x 12'</u>
Living Room: <u>24' x 16' Kitchen, dining & living</u>	3: _____
Other: _____	4: _____
Baths: _____	5: _____

Inclusions: Propane stove, floating dock, most furnishings except personal items

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

PICNIC ISLAND

L-771

Discover the opportunities this lake access cottage has to offer.

Own the only deeded property on Picnic Island, giving you an additional 46 acres +/- of crown land to explore and privacy at every turn.

Only a short boat ride from the Government Dock and you are there or a quick sled ride in the winter. This property would make a great investment opportunity for a family to buy it together and share in the joy of summers at the island!!

The property is mostly developed but there are some finishing touches it will need.

Main cabin is 672 sq.ft., open concept kitchen, dining and living room with cathedral ceilings. 2 bedrooms and another room for storage or future bathroom.

Large front deck that wraps around to both sides, with access into the cabin from all 3 sides.

The cabin has a solar panel system in place, but will need the batteries to be replaced.

Leveling of the cabin will also be required.

Located a short distance across the bridge is the start of the Guest Cabin. Features a covered wrap around deck and nestled in the trees for privacy. The interior has been started but ready for the new owner to finish as they wish.

The property features two coves that will give you great protection from the elements. Closest to the main cabin is a great area for a dock and room for your boat, 6' deep. The walking trail out from the guest cabin will lead you to the other protected cove that has a sand bottom, great for swimming.

Solar system, floating dock, propane stove and most of the furnishing will remain.

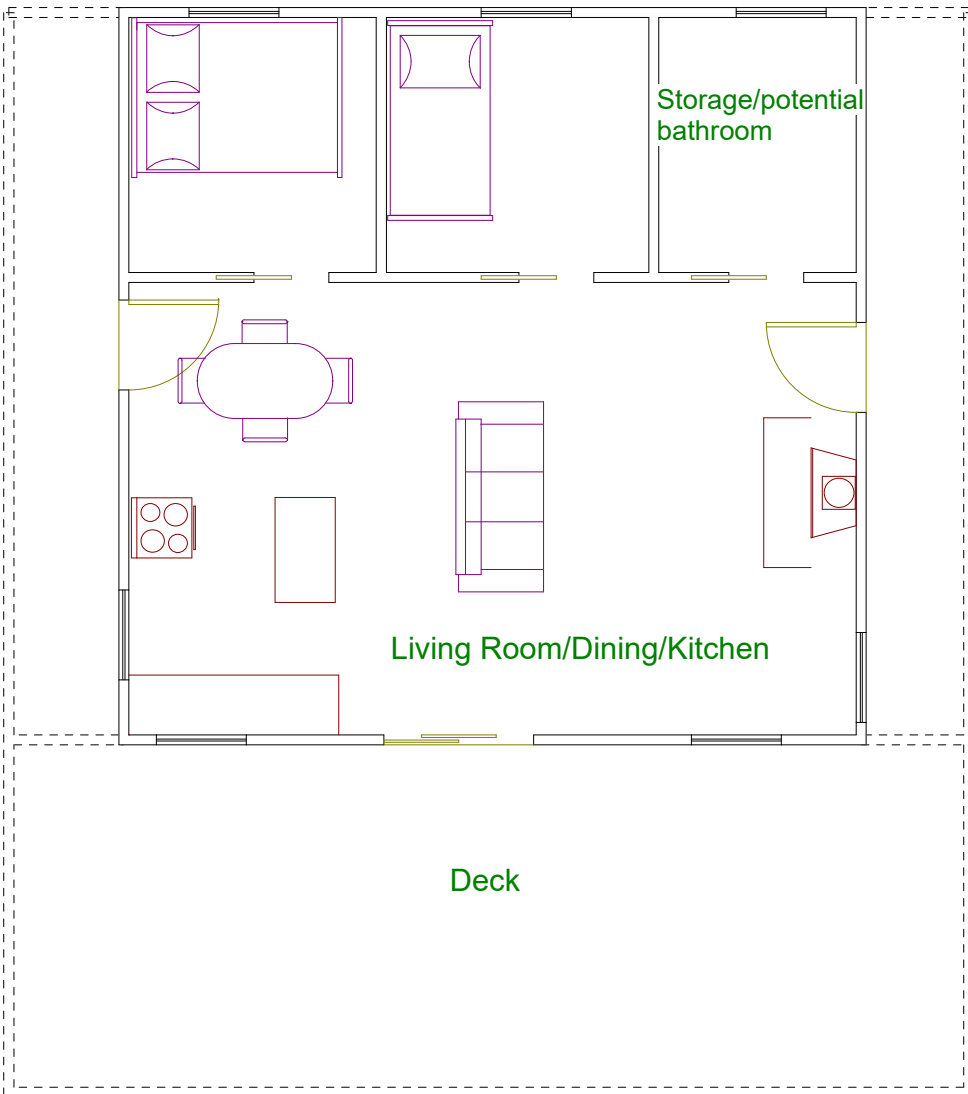
The houseboat is not included but it is negotiable.

Call today to book your appointment to view!!

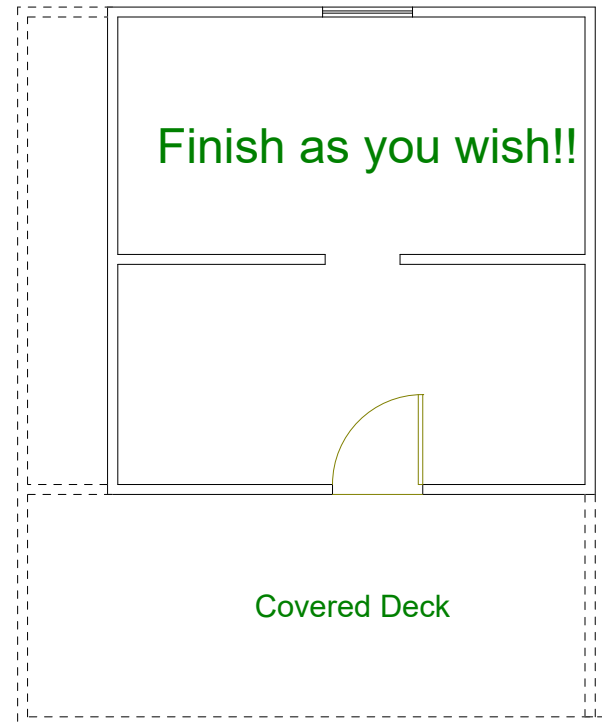
PICNIC ISLAND

L-771

Main Cabin

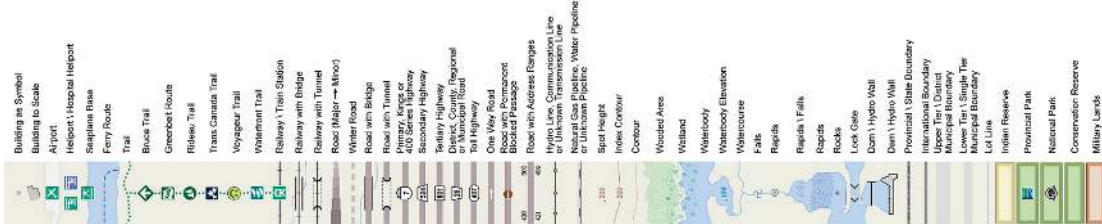


Guest Cabin





Legend



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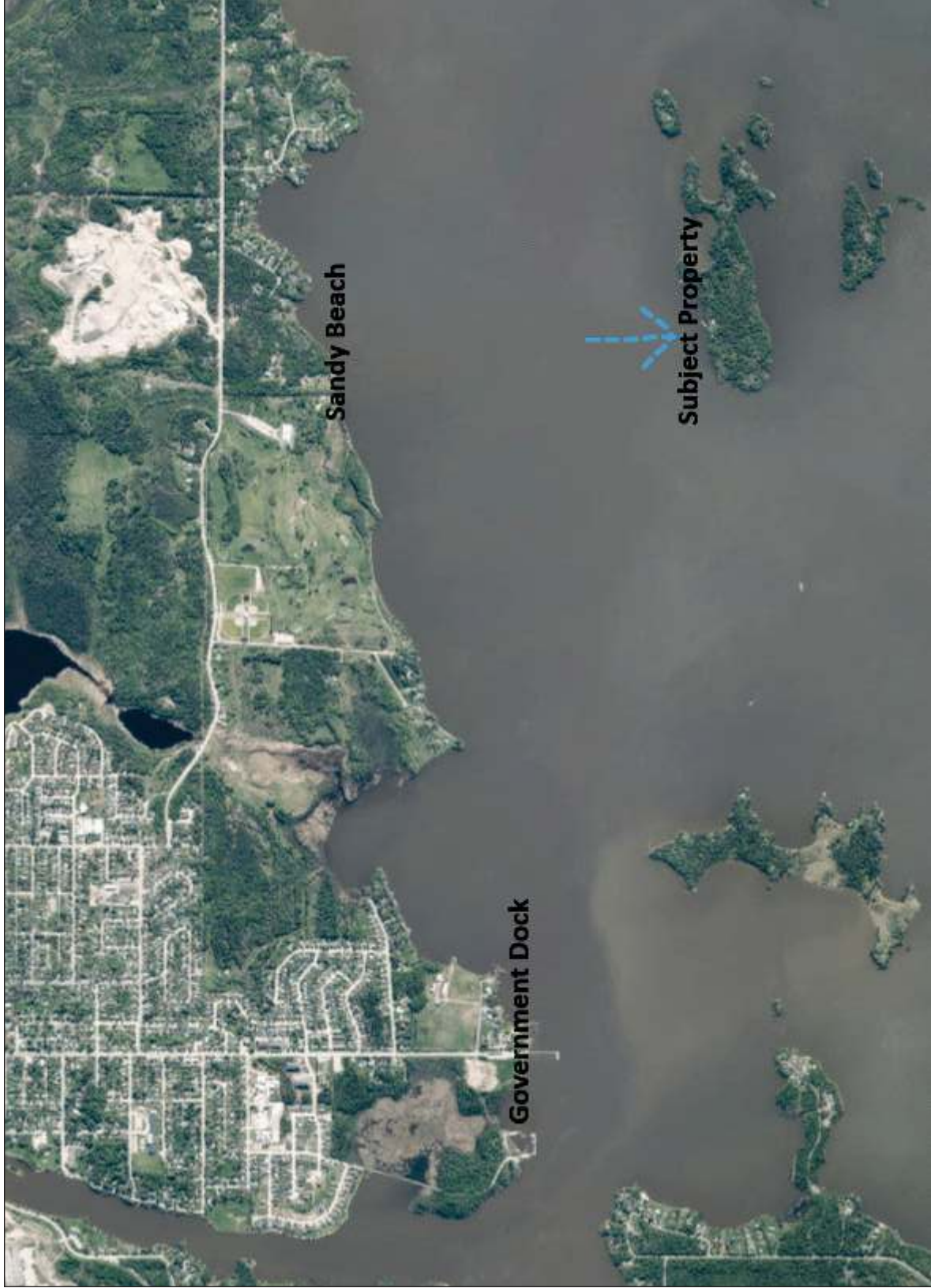


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Legend

- Building as Symbol
- Building to Scale
- Airport
- Harbour / Hospital / Airport
- Seaplane Base
- Ferry Route
- Trail
- Beach Trail
- Greenbelt Route
- Release Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfall Trail
- Railway / Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major → Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- Provincial Highway
- Provincial Road
- Provincial Road
- One Way Road
- Road with Address Ranges
- Road with Address Ranges
- Hydro Line, Gas Pipeline, or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wetland Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids / Falls
- Rocks
- Lock Gate
- Dam / Hydro Wall
- Dam / Hydro Wall
- Provincial State Boundary
- International Boundary
- Upper Tier 1 District
- Lower Tier 1 District
- Municipal Boundary
- Let Use
- Inglis Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands



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