

Austin & Austin

Realty

Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



\$254,000

**2156 Mavis Lake
Road**

1.06 Acres

A rare opportunity to own a summer residence on Ghost Lake. 600 sq.ft. Panabode Log Cabin with vaulted ceilings featuring 3 Bedrooms, Hydro, summer water, compost toilet, lakeside sauna, dock, privacy and loads of charm. All located a short drive from town in the unorganized area. This property sits at the end of Mavis Lake Road with crown land abutting to the north side. Fridge, stove and most furnishings will remain. End of August possession, still time to enjoy this year. Start your family memories at Ghost Lake!!

Listing Sales Representative: Brenda De Smit L-777

Living Room with Beautiful Views



Great space for Family Gatherings

Vaulted Ceilings :)



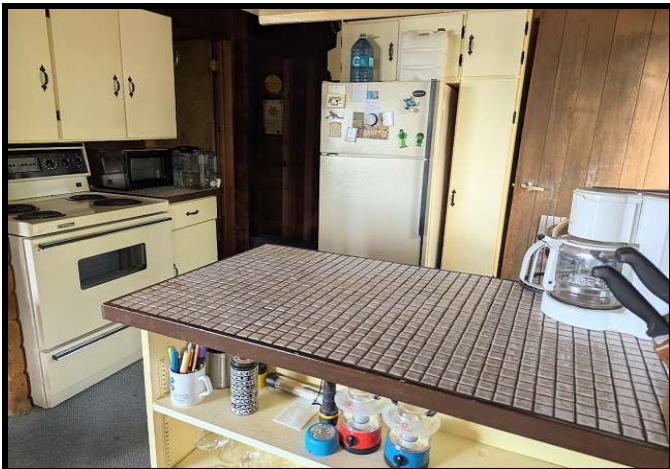
Open concept Kitchen & Dining



Kitchen



Bedroom



Bedroom



Bathroom in Cabin, currently with sink only



Back of Cabin



Those Views!!



Screen Room & Covered BBQ Area



Sauna Deck



Included Dock



Inside Sauna



Under Deck



The Drive In



Private Driveway



Overhead Views from Parking Area



Outhouse w/compost toilet



Rocky Shoreline



Metal Roof



List Price: \$254,000 **Address:** 2156 Mavis Lake Road

File Number: L-777 **Zoning:** Unorganized

Legal: Pin# 420670069 & 420670090

Lot Size: 1.06 Acres +/- **Taxes:** \$462

House Size: 600 sq.ft. +/- **MPAC Assessment:** \$185,000

Estimated Age: 1968 **Style:** Panabode Log Cabin

Exterior Finish: Log **Roof Cover/Age:** Metal 20 yrs +/-

Driveway: Natural **Window Style:** Single Pane woodframe

Foundation: Sauna tubes, blocking, wood **Basement Size:** n/a

Basement Finish: Crawl

Heat/Cost: Electric Wall Heater & Wood Fireplace **Plumbing:** Mixed

H.W.T. Owned, in crawl space **Garage:** None

Panel: 100 amp panel **Consumption:** Summer (hydro replacing meter & pole)

Detached Units: Sauna with dock, outhouse with compost toilet, shed

Septic System: None

Water System: Summer water from lake

Rooms

Bedrooms

Kitchen: 9'7 x 8'6 **1:** 9'7 x 7'6

Dining Room: 12'7 x 6'10 **2:** 8'2 x 7'5

Living Room: 12'7 x 12'9 **3:** 7'4 x 6'7

Other: _____ **4:** _____

Baths: 1pc Bath in Cabin, currently only with sink **5:** _____

Inclusions: Fridge, stove, dock and most furnishings

** Preferred closing date August 31st**

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

2156 Mavis Lake Road

L-777

Welcome to Ghost Lake, where family adventures and memories begin!!

Have you been waiting for that perfect summer cottage to come along...then look no further. Located at the end of Mavis Lake Road with crown land abutting to the north provides so much privacy that this summer retreat will be your perfect escape.

A short drive from town and located in the unorganized surrounding area.

Filled with character and charm this Panabode Log Cabin has vaulted ceilings, beautiful views, 3 bedrooms, and currently a bathroom with a sink but space for the next owner to make it their own.

Take your entertaining outdoors to the large front deck with access from the front and side of the cabin. If the rain normally takes you inside you have a screened-in area to escape to and covered bbq area.

The path to the lake takes you through the trees where you will find the sauna and the perfect spot to sit on the deck and relax, dock is included.

Located steps back from the cabin is the outhouse which has a compost toilet.

The cottage has hydro, recently installed new pole and new meter to be installed any day.

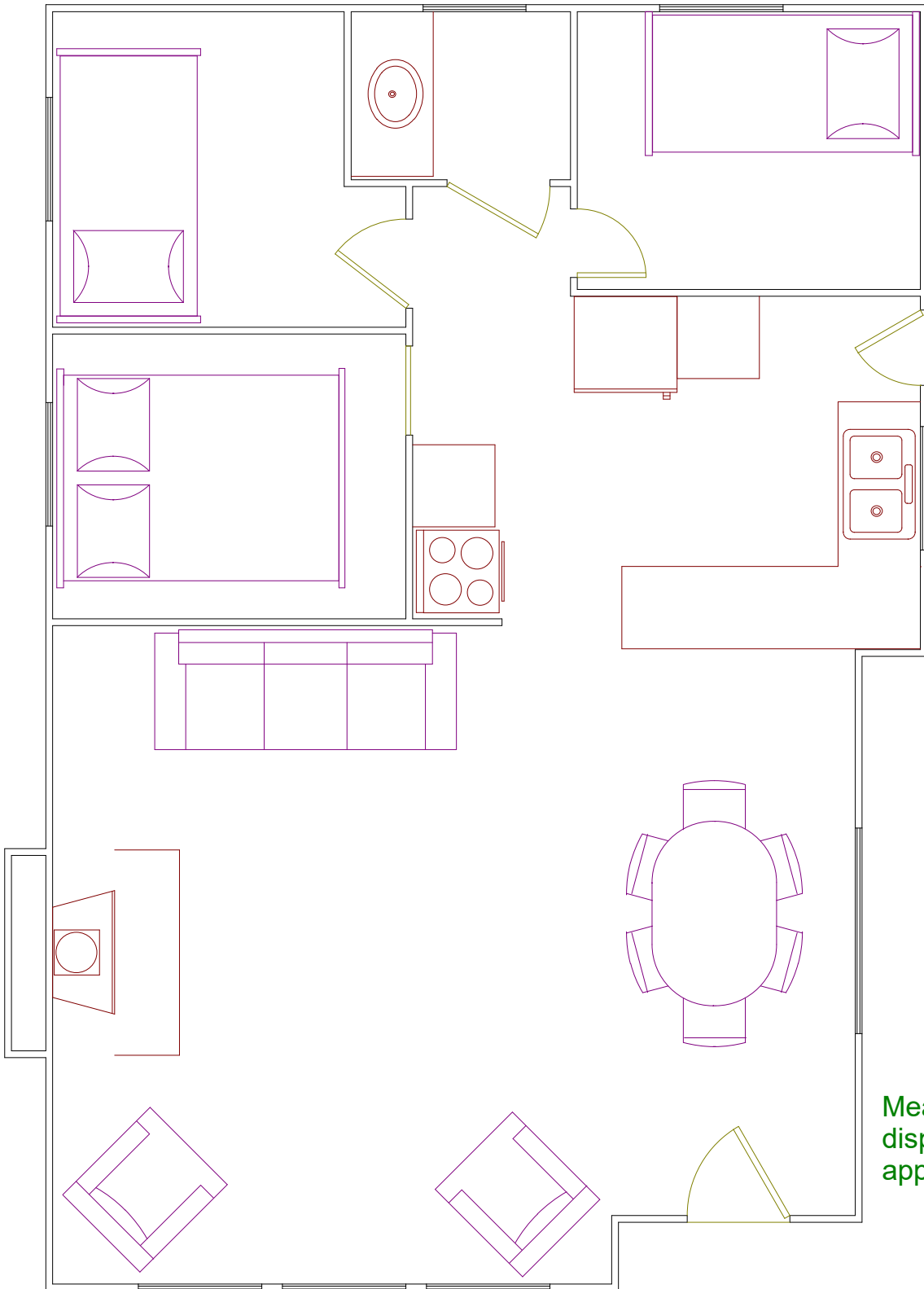
Summer water system from the lake.

There will be some work to do with leveling and clearing to make it your own but the location, cabin and lake will make it well worth the work.

Don't miss out on your chance to summer on Ghost Lake!!

Preferred closing date is August 31st which will still give you time this summer to enjoy.

L-777 2156 Mavis Lake Road



Measurements are not to scale, for display only. Furniture & appliances are not included.

2156 Mavis Lake Road

Notes:
property lines are not exact



Legend

- Building as Symbol
- Building as Scale
- Airport
- Hospital
- Hospital Helipad
- Seaplane Base
- Ferry Route
- Trail
- Brown Trail
- Greenbelt Route
- Recreational Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Motor → Micro)
- Water Road
- Road with Bridge
- Road with Tunnel
- Primary, Kiosk or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- Highway with Access to Agricultural or Municipal Road
- Trail Highway
- One Way Road
- Road with Permanent
- Road with Address Ranges
- Highway with Access to Highway or Unknown Transportation Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids Falls
- Rapids
- Rocks
- Lock Gate
- Dam 1 Hydro Wall
- Dam 1 Hydro Wall
- Provincial State Boundary
- International Boundary
- Upper Tier District
- Lower Tier District
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

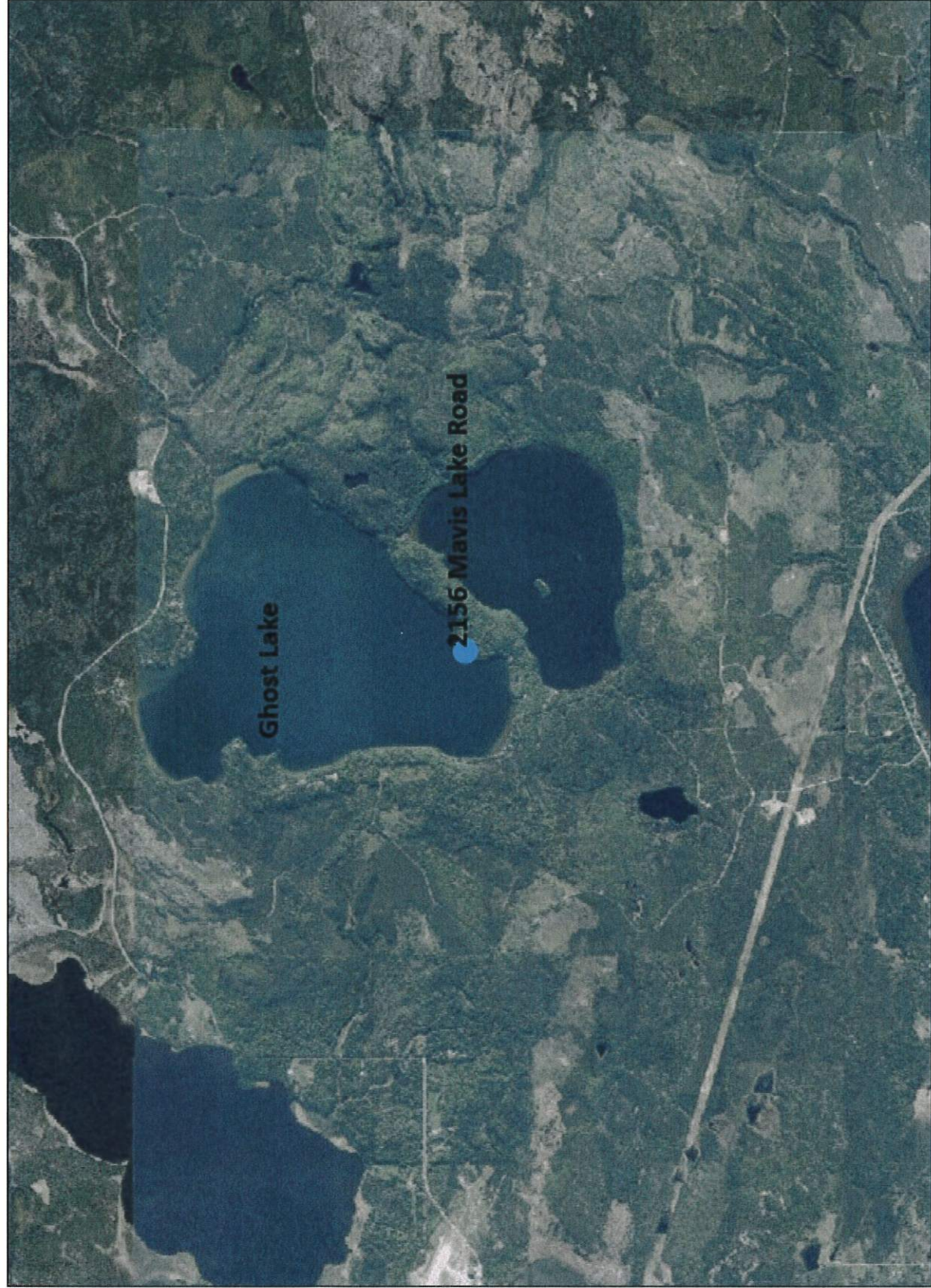


Projection: Web Mercator

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- Building to Scale
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- Helipad
- Helicopter Landing Pad
- Seaplane Base
- Ferry Route
- Trail
- Steeple
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- Voyageur Trail
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- Rapids
- Rocks / Falls
- Rocks
- Lock, Gate
- Dam / Hydro Wall
- Dam / Hydro Wall
- Provincial / State Boundary
- International Boundary
- Upper Tier / District
- Lower Tier / Single Tier
- Municipal Boundary
- Lot Line
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- Provincial Park
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- Military Lands



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