



**ROSSEAU LAKE**  
Exposure: **South West**

Water Frontage: **161.00**

SPECTACULAR 4-MILE VIEW			
Price:	<b>\$995,000</b>	MLS® #:	<b>490302000107200</b>
Status:	<b>Active</b>	PIN #:	
Legal Descr.:	<b>LOT 28E, PLAN 163, SEGUIN</b>		
Address:	<b>26 KING ST</b>		
City:	<b>ROSSEAU, P0C 1J0</b>		
Side of Road:			
Elem Schl:	<b>HUMPHREY</b>		
Sec. School:			
Lot Size:	<b>161' ASSESS.(1.45 ACR)</b>	District:	<b>ML</b>
Square Footage:	<b>1,500</b>	Sub-Dist:	<b>SEQUI</b>
Ttl Liv Sq Ft.:	<b>1,800</b>	Zoning:	<b>VR # RUC</b>
S.R.A.:	<b>Close</b>	Occupancy:	<b>Vacant</b>
List.Date:	<b>19-APR-2008</b>	Possession:	<b>ON CLOSING</b>

**Realtor Remarks** This 3 bedroom, 2 bathroom modern bungalow has newly landscaped gardens, granite steps and a 4-mile view down Lake Rosseau. Being closed to the Town of Rosseau this property has extreme privacy both at the dock and cottage.

**Directions** Highway 141 south of Rosseau to McCarthy to Confederation to King St.

**Show.Instr.** TLBO

**Geo-coordinates** Longitude:-79.6397 Latitude:45.2527 Quality: ADDRESS

Type:	<b>Cottage/Rec Properties</b>	Heating:	<b>Oil, Forced Air, Air Exchanger, Central Air</b>	Exterior:	<b>Wood, Siding</b>
Style:	<b>Bungalow</b>	Garage Type:	<b>Detached, Single</b>	Driveway:	<b>Gravel</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Well</b>	Foundation:	<b>Concrete</b>
Property Size:	<b>1.0 -2.99 Acres</b>	Sewer:	<b>Septic</b>	Int.Features:	<b>Central Air, Air Exchanger, Fireplace(s), Gas Stove(s), Hardwood Flrs</b>
Land Features:	<b>Landscaped, Waterfront</b>	Services:	<b>Electricity, Telephone</b>	Ext. Features:	<b>Deck, Dock</b>
Access:	<b>Year Round Municipal Road</b>	Rental Equipm.:	<b>Water Heater, Propane Tank</b>	Roof:	<b>Asphalt Shingle</b>
WF Features:	<b>Water Frontage</b>	Flooring:	<b>Wood</b>		
Accessory Buildings:	<b>Storage Building</b>				

**Inclusions** dishwasher, stove, fridge

**Exclusions**

Bedrooms:	<b>3</b>	Sign:	<b>No</b>	UFFI:	<b>UNKNOWN</b>	Garage:	<b>Yes</b>	Gar.Details:	<b>DETACHED, SINGLE</b>
Bathrooms:	<b>2   0</b>	Lockbox:	<b>No</b>	SPIS:	<b>Completed</b>	Waterfront:	<b>Yes</b>	Body of Water Type:	<b>LAKE</b>
Rental Income:		Road Type:	<b>Municipal</b>	Survey:	<b>Yes</b>				
Year Built:									
Construction Status:	<b>Exists</b>								

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15 X 14	MAIN FLOOR	DEN/OFFICE	17'6 X 9
MAIN FLOOR	KITCHEN	16 X 9	MAIN FLOOR	BATH (# pieces 1-6)	1-4 PC
MAIN FLOOR	DINING ROOM	16 X 10	MAIN FLOOR	BATH (# pieces 1-6)	1-3 PC
MAIN FLOOR	MASTER BEDROOM	15'6 X 14'8	LOWER LEVEL	BEDROOM	18 X 17
MAIN FLOOR	BEDROOM	17 X 10			

Assessment:	<b>\$659,000.</b>	Taxes:	<b>\$4390 (2007)</b>	Improvement Charges:	
Condo Fee:		Mobile/Leased Land F:			
Seller Name:	<b>1171856 ONTARIO LTD.</b>		Home Tel.:	Bus.Tel.:	
Listing Office:	<b>Richard Wallace Real Estate Limited, Brokerage, Port Carling -M80 705 765-6176</b>		Listing Agent:	<b>ADAM WALLACE 705-801-5373</b>	
SP:	<b>2.5</b>				
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