



TOM HASSAN

Integrity. Every step of the way.

THE DETAILS:

- The Property owners cleared the lot and built the Linwood cabin in 1984. It has been maintained to the highest standard annually - upgrading and expanding the upper decks & dock plus replacing the roof, all within the last 8 years. The Property owners received final permits and inspections for all construction.
- The solar system and engineered septic system allow for easy “off grid” living and the cabin is fully insulated for year round use. Annual preventive treatments for carpenter ants and termites ensure a sound vacation home.
- The fixed boathouse at the cabin can accommodate a Ski Nautique or a pontoon boat. (sorry - boats extra). Additional dock to store canoes, kayaks and windsurf and paddle boards. Generous yard offers plenty of room for safe outside play, a trampoline, tent pad and water pump shed. Propane fire pit ready for safe summer camp fires.
- Appliances- Newer propane fridge and range.
- The bright south facing main cabin is approximately 1000 square feet and features high double glazed windows, a 16 feet vaulted ceiling and is comprised of:
 - Living room with Vermont Castings wood stove opening to large dining area and kitchen with window overlooking the lake.
 - Generous main Bedroom; Expansive closet space.
 - Large Bunk room for two sets of bunks or ample space for two queen beds
 - Bathroom (flush toilet and shower)
 - Large view loft/family room with satellite TV and Wi-Fi service
- In 2007, the Property owners added an adjoining addition of over 700 s.f. of space including:
 - 2 additional bedrooms, both with private deck space
 - 2nd bathroom with large shower, claw foot soaker tub and flush toilet
 - Kids loft –perfect for sleep overs with friends.





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- Lot size is 1.03 Acres.
- Water frontage is approximately 208 feet.
- Taxes for 2018 are \$2,234. Foreshore lease granted.
Legal Description: Lot 49, VAP 11997, DL 3248, Group 1, NWLD.
- Price includes year round small boat parking in a covered, dedicated spot in the SABO facility and ownership of a share in gated car parking lot.

