

DIRECTIONS:

From Brighton, take County Rd #64 over Murray Canal past Barcovan Golf Course to Shoreline Rd on right. 2nd cottage on right.

INCLUSIONS:

3 small wood bins, fridge, stove, microwave, new pull out couch, tv stand, 27" colour tv, double bed, 1 set bunk beds, dishes, cutlery, b/i bookshelves, kitchen table, 4 chairs + b/i bench



\$ 27,500

ROOM MEASUREMENTS

FOYER	9.9' x 7.9'
DINING RM	11.6' x 7.6'
KITCHEN	11' x 6.7'
	open with
LIVING RM	15' x 12'
BEDROOM	9.2' x 8'
BEDROOM	9.4' x 9.5'

This 2 bedroom seasonal cottage is the perfect summer retreat or weekend get away! 2 sided wrap deck with large outdoor corner brick fireplace. Open concept kitchen, dining & living rooms have knotty pine flooring. Foyer and bedrooms have vinyl floor covering.

Property lease includes taxes, sewer & water, use of inground swimming pool, Club House and access to Wellers Bay. Boat docking available at an extra cost. Owner pays their own hydro. Buyer must be approved as a tenant to occupy property. Immediate possession available!!

**EXCLUSIVE
LISTING
PRESENTED
BY:
JIM SHORTT
BROKER OF
RECORD**



COUNTY: Northumberland

MUNICIPALITY: Quinte West

ZONING: Seasonal Residential

SURVEY: None

LOT SIZE: 60' x 125'

TYPE: Detached

STYLE: 1 Storey

BEDROOMS: 2

BATHROOMS: 1

HEATING: Freestanding Heater

FUEL: Electricity

RENTALS: None

WATER SUPPLY: Municipal

SEWER: Municipal Installed

ROOF: Asphalt

EXTERIOR FINISH: Wood

DRIVEWAY: Single, Gravel

BASEMENT: None

FOUNDATION: Pillars/Piers

LEASE COST: \$1520. Per Year