

Features and Details

28 Bayview Lane, Balsam Lake

MAIN COTTAGE

Kitchen (15' x 11'9")

- Vaulted drywall ceiling
- Ceiling fan/light combo
- Drywalled walls
- Electric stove/oven, refrigerator, microwave oven
- Arborite countertop with double sink
- Main entry door from side deck
- Vinyl sheet flooring

Dining Room (14'11" x 12'8")

- Vaulted drywall ceiling
- Drywalled walls
- Ceiling fan/light combo
- French door to front (lakeside) deck
- Vinyl sheet flooring

Living Room (14'6" x 11'6")

- Vaulted drywall ceiling
- Drywalled walls
- Ceiling fan/light combo
- Woodburning airtight stove
- Vinyl sheet flooring

Master Bedroom (13'10" x 13'2")

- Drywall stucco ceiling
- Drywalled walls
- Ceiling light
- Closet
- Vinyl sheet flooring

Bedroom Two (13'10" x 13'2")

- Drywall stucco ceiling
- Drywalled walls
- Ceiling light
- Closet
- 200-amp hydro panel
- Vinyl sheet flooring

Bathroom (9'10" x 8'11") – 3 piece

- Drywalled ceiling and walls
- Corner shower stall
- Closet with electric hot water tank
- Vinyl sheet flooring

OUTSIDE BUILDINGS

CABIN

Living Room (15'3" x 16'6")

- Vaulted ceiling (wood lattice)
- Ceiling fan/light combo
- Pine tongue and groove walls
- Sliding door main entry from small front deck
- Woodburning airtight stove
- 60-amp sub panel for electric
- Laminate flooring

Bedroom One (8'8" x 7'8")

- Vaulted ceiling
- Wood panelled walls
- Freestanding armoire cabinet
- Laminate flooring

Bedroom Two (15'5" x 10'1")

- Vaulted ceiling
- Drywall walls
- Ceiling fan/light combo
- Laminate flooring

Bathroom (6'4" x 3'9")

- Vaulted ceiling
- Pine panelled walls/painted plywood walls
- Porta potty, cabinet and mirror
- Laminate flooring

Additional information for Cabin

- No plumbing
- Vinyl siding
- Wood soffit/fascia
- Aluminum eavestrough

LAKESIDE SAUNA BUILDING (3 rooms - also used for water toy storage)**Sitting Room (13'3" x 13')**

- Antique woodstove
- Bar fridge
- Sub panel for electric
- Laminate floor

Hallway (11'5" x 5'3")

Sauna (10'2" x 7'4")

- Wood fired sauna heater

ADDITIONAL INFORMATION FOR MAIN COTTAGE

- Cottage approximately 20 years old
- Metal stud construction
- Metal roof
- Aluminum soffit/fascia /eavestroughs
- Vinyl siding
- Poured concrete piers foundation
- 4' crawlspace (open – covered with wood lattice)
- Water system – pumped from lake (pump in utility shed); sediment filter in crawlspace under house
- Septic system – holding tank beside house (effluent pumped uphill to septic tank behind Bunkie); weeping tile bed

GENERAL INFORMATION

- 3-season cottage
- Removeable dock
- Shared driveway with neighbour – driveway is wholly on this property (about 11" of driveway on the neighbor's); property right-of-way granted to neighbour property (#30)
- Private road – road maintenance shared among property owners; snow not plowed in winter