

WATER ACCESS COTTAGE

MLS#40427119

South West Waterfront Views

2 bedrooms + Bunkhouse

1 Bath

Open concept living/kitchen



647-523-6071 kim@kawarthawaterfront.com

WHAT MAKES IT GREAT?

Peaceful Island Life Beautiful Waterfront Views High speed Bell internet 20mins to Bracebridge 5 min boat ride!

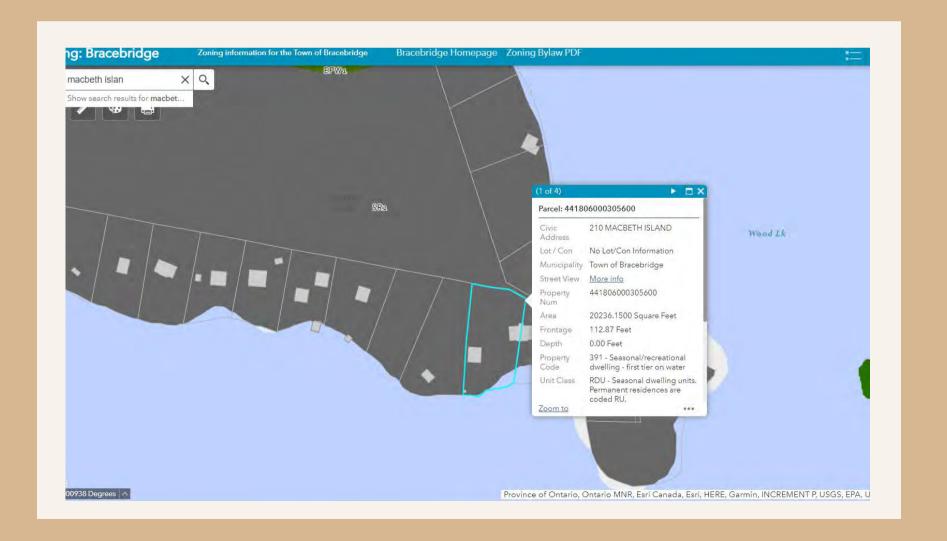




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218 MACBETH ISLAND

- 112.87 Ft of Waterfront
- No shore road allowance
- 0.463 Acres
- Zoning: Shoreline Residential 2 (SR2)



Septic - Installed 2006. Re-inspection report from 2017 available

Water Source - The water is from the lake, and had a sediment filter and UV light.
Accessed under the cottage



Heating - Baseboard Heater (wood stove in the cottage is not hooked up)

TYPICAL YEARLY COSTS

- Taxes = \$3103.53 2021
- Hydro = \$812.33 2022
- Dockage available at Caribou Lodge (including vehicle parking) \$1200 yearly (2023)

ABOUT WOOD LAKE

Wood Lake is about 20 mins east of Bracebridge. It is considered a medium sized lake and the maximum depth is about 50 feet. Average depth is about 15 feet. Pickeral and small and large mouth bass are great fishing. For lots more about Wood Lake visit the Cottagers Association web page. www.wood-lake.ca

