



MLS #: **072702** Price: **\$1,000.00**  
 List Date: **04 OCT 2007** Sale Price: **\$0.00**  
 DOM: **21** Possession: **IMM**  
 OM Date: Sign: **N**  
 Status: **Active** Lockbox: **N**  
 District: **RURAL THUNDER BAY** Close Date:  
 Sub Dist: **McGREGOR/SHUNIAH**  
 Zoning: **RESIDENTIAL ESTATE ZONE**  
 Age: **51+ 51+ YEARS**  
 Style: **BUNGALOW** Occupancy: **OWN**  
 Type: **DETACHED** Fronts On: **E**  
 Commission: **\$500. (HO 180)** Postal **P7B5E4**  
 Code:

**RECREATIONAL**  
**2041 SUNNYSIDE BEACH ROAD SHUNIAH TOWNSHIP**

Seller: **KATHRYN VENEZIALE (LESSOR) COSMO VENEZIALE (LESSOR)**  
 Legal: **PLAN 756 LOT 34, LOT 35, PT LOT 33**  
 Directions: **TURN RIGHT AT SUNNYSIDE BEACH RD. JUST PAST CRYSTAL BEACH VARIETY. ACROSS THE TRACKS GO ACROSS CAMP RD.**

Heating Costs: **0.00** Driveway: **GRAVEL**  
 Heating Type: **FORCED AIR** Garage: **N**  
 Heating Fuel: **GAS** Taxes: **1400.00 Yr: 2007**  
 Lot Frontage: **100.00** Assessment:  
 Lot Depth: **IRREG.** Waterfront: **Y LAKE SUPERIOR**  
 Acres: **0.63** Prop Size: **UNDER .5 ACRES**

Rooms: <b>5</b>	Beds Above: <b>2</b>	Total Beds: <b>2</b>
Total Baths: <b>1</b>	Full Baths: <b>1</b>	Half Baths: <b>0</b>
Condo/Lot Fee: <b>0.00</b>	Condo Locker#: <b></b>	Condo Park Sps: <b></b>
Ensuite Pcs: <b>0</b>	Fireplaces: <b>1</b>	
Main Floor Area: <b>980.00</b>	Condo Facilities: <b></b>	
Total Living Area: <b>980.00</b>	Maint Fee Inc.: <b></b>	

- Room Dimensions -

**LR M 19.7X16.3**  
**MBR M 8.10X8.6**  
**BR**  
**BTH3**  
**DEN**  
**OTHER**

**DR M 9.6X7**  
**BR M 8.11X8.5**  
**BTH1 M 4 PCE**  
**RECRM**  
**LNDRY**  
**OTHER**

**KIT M 14.2X13**  
**BR**  
**BTH2**  
**FAMRM**

Access: **LEGAL R OF W**

Foundation: **POSTS**

Basement: **CRAWL**

Exterior: **ALUM SID/VINYL**

Basement

Roof: **ASPHALT SHGL**

Dev:

Features- **BUILT-IN DISHWASHER,DININGROOM,FIREPLACE-WOOD,MAIN FL-**  
Int.: **LAUND**

Features- **DECK,STORAGE SHED**  
Ext.:

Services: **GAS,HYDRO,TELEPHONE,SEPTIC,WELL DRILL**

Rental **NONE**

Equip:

Fixtures **NONE**

Excl:

Remarks: **FULLY FURNISHED HOME FOR SIX MONTH LEASE PERIOD. COMM. PAYABLE 1/2 OF 1 MONTH'S RENT ON EXECUTED 6 MONTH LEASE. ASKING PRICE \$1,000.00 PER MONTH PLUS UTILS. BEACH FRONT GORGEOUS LOC 15 MIN. EAST OF COUNTY FAIR. VARIETY OF RECREATIONAL ACTIVITIES INCLUDING ICE FISHING, SNOWMOBILING, HIKING, SNOWSHOWING, ETC. FORCED AIR GAS HEAT AND WOOD FIREPLACE. EXCEPTIONAL VIEW OF LAKE, LAMBERT AND CARIBOU ISLANDS, AND SLEEPING GIANT. LESSOR IS REG. REAL ESTATE AGENT**  
Ad **GORGEOUS BEACH FRONT LOCATION FOR LEASE AT \$1,000.00 PER**  
Copy: **MONTH PLUS UTILITIES. FULLY FURNISHED HOME WITH WOOD FIREPLACE ONLY 15 MIN. EAST OF COUNTY FAIR. ENJOY A WINTER WITH COZY NIGHTS BY THE FIREPLACE, VARIOUS RECREATIONAL ACTIVITIES (ICE FISHING, HIKING, SNOWMOBILING, ETC.) AND BEAUTIFUL VIEWS OF THE SLEEPING GIANT, AND LAMBERT AND CARIBOU ISLANDS.**

List Office **RAINBOW REALTY LTD, BROKERAGE**  
(1):

Ph: **807-623-1717**

List Rep (1): **COSMO VENEZIALE, MVA., Broker of Record**

Ph: **807-473-7148**

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