



\$259,900.00 **MLS# 081830**
LOT 17 MOUNTAIN BAY ROAD
Near: 1 1/2 HRS EAST OF THUNDER BAY
HWY 11/17 NEAR MOUTH OF GRAVEL
RIVER
Legal: LOT 17 MOUNTAIN BAY RD
PL55M545 WIGGINS TWSHP
TWP: WIGGINS TWSHP
Postal: POT2R0 Zne: R1
Incl: ALL FURNISHINGS EXCEPT PERSONAL
ITEMS
FixExcl: NOT INC: CHAINSAW,WEED
TRIMMER ,PERSONAL PICTURES
Frontage: 121.00
Depth: 377
Acreage: 1.05

LR M 17.6X12.6 WaterFrnt: Y
DR M 9.6X11 Taxes: 800.00/2007
KIT M 9.6X11 Assess:
MBR M 11.6X10 Possess: IMMED
BR Rooms: 5
BR U 16X31 LOFT BrAbvGrnd: 2
BR TotalBdrm: 2
RECRM Fireplaces: 1
FAMRM Gar: 1C
LNDRY Bsmt: CRAWL
OTHER 10X19
OTHER BUNKHOUSE

Style: 1 1/2 Age: 6-10
Exterior: ALM/V MainFlrAr: 791.00
Fnd: WD TotalLivAr: 1300.00
HtCosts: 0.00 BsmntDev: UNFIN
HeatType: WSTV
RentalEq:

BEAUTIFUL MOUNTAIN BAY ON LAKE SUPERIOR @ THE MOUTH OF GRAVEL RIVER. 8 YEAR OLD CAPE COD COTTAGE, GREAT LAYOUT, OPEN CONCEPT KITCHEN WITH ISLAND. BUNKHOUSE/GARAGE/STORAGE. SAUNA @THE BEACH WITH SAND DUNES AND GRADUAL DROP OFF @ WATER FOR EXCELLENT SWIMMING. WORLD CLASS FISHING OUT YOUR DOOR. NEAR MOFFAT STRAIGHTS AND ST IGNACE ISLAND.EXCLUSIVE DEVELOPMENT IN SHELTERED BAY WITH ACCESS TO GATED PRIVATE BOAT LAUNCH. CONTACT LA FOR FEATURE SHEET

Bath: 4 Presented By:
Ensuite: 0 COSMO VENEZIALE, MVA.
CondFee: Email: cosmov@tbaytel.net

Ph: 807-473-7148 Dist: 9
Type: RR



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