

735 BRUCE ROAD 13, Saugeen Indian Reserve #29, Ontario N0H 2L0

Listing

Client Full

735 BRUCE ROAD 13 Saugeen Indian Reserve #29

Listing ID: 40585925

Active / Residential

Price: **\$350,000**



Bruce County/Native Leased Lands/Native Leased Lands Bungalow/House



Water Body: **Lake Huron**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,243**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,243/LBO provide**
 DOM: **1**
 Common Interest: **Lsehd/Lsd Lnd**
 Tax Amt/Yr: **\$0.00/2024**

Next OH: **Public: Sat May 11, 2:00PM-4:00PM**

Remarks/Directions

Public Rmks: **There is something about the water that is so calming. Yet purchasing lakefront property can sometimes feel out of reach! That's not the case here. Welcome to 735 Bruce Road 13. A place to make memories. Located on Lake Huron between Southampton and Sauble Beach. Known for magnificent sunset and endless summer nights. Features that set this cottage apart include; Outdoor patio and bar, Easy access to water, Setback from the road for added private and parking. This cottage offers a spacious open layout with 3 bedroom and new vinyl plank flooring throughout. The addition by Dale's Carpentry provides over sized widows to take in the stunning water-views from both the living area and primary bedroom. Immediate possession is available to make the most of your summer getaway retreat. Book a private tour today.**

Directions: **From Southampton turn North to Bruce Road 13 and follow to Fire number 735**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Beach Front**
 Dock Type: **None** Boat House:
 Shoreline: **Clean, Rocky** Frontage: **66.00**
 Shore Rd Allow: **Not Owned** Exposure: **West**
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)** Roof: **Shingles**
 Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
 Shingles Replaced: Foundation: **Piers** Apx Age: **Unknown**
 Year/Desc/Source: // Rd Acc Fee:
 Property Access: **Municipal Road, Paved Road** Garage Spaces:
 Garage & Parking: **Private Drive Single Wide** 8 Driveway Spaces: **8.0**
 Parking Spaces: Services: **Garbage/Sanitary Collection, High Speed Internet Avail**
 Water Source: **Shore Well** Water Tmnt: Sewer: **Septic Approved**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **66.00** Lot Depth (Ft): Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee: **9,000.00**
 Area Influences: **Beach, Highway Access, Lake Access, Lake/Pond, Landscaped** Retire Com:
 View: **Lake, Trees/Woods** Fronting On: **West**
 Topography: **Flat, Sloping, Wooded/Treed** Exposure: **West**
 Restrictions:

Interior

Interior Feat: **Water Heater Owned** Basement: **None** Basement Fin:
 Laundry Feat: **None** Cooling: **None**
 Heating: **Baseboard, Fireplace-Wood**
 Inclusions: **Furniture, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Window Coverings**
 Add Inclusions: **Most furniture,**
 Exclusions: **Personal items & Staging items**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **Fire Number 735 Lot 235, Block B, Saugeen Indian Reserve #29**
 Zoning: **Seasonal leased land** Survey: **None/**
 Assess Val/Year: **\$0/2024** Hold Over Days:
 PIN: Occupant Type: **Vacant**
 ROLL: **0** Deposit: **5000**
 Possession/Date: **Immediate/**

Brokerage Information

List Date: **05/09/2024**
 List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO.(P.E.),BROKERAGE**

Source Board: REALTORS® Association of Grey Bruce Owen Sound
 Prepared By: Krista Norrish, Broker
 Date Prepared: 05/10/2024

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