

\$294,000 - 9898 Phoebe Lane, Lambton Shores (kettle Point)

MLS® #X12198686

\$294,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Kettle Point, Lambton Shores (kettle Point),
Ontario

FOUR SEASON - VICEROY HOME. Attached Garage (23x23'). 2 Bedroom/1 Bath Bungalow only a few blocks from Lake Huron. Located at the end of a dead-end street. Private back yard surrounded by trees. House is approx 1100sf. Enter through a large foyer to the family room with vaulted ceilings and wood stove. Bright living room with sliders to the side deck. Kitchen includes solid wood pine cupboards, lots of counter space and a skylight. Dining area with large windows. Nice sized primary bedroom. Cozy 2nd bedroom with shiplap on the ceiling. Bathroom includes tub/shower. Laundry room with extra storage. Laminate floors throughout. Furniture negotiable. Garage is heated with propane gas. It has concrete floors, 11 foot ceilings, new window and has been freshly painted. Shingles done in 2019. Seller will have the septic tank pumped & inspected to meet Band requirements before closing. Current land lease is \$3000/year. Band fees are \$2266/year. You need cash to purchase, traditional mortgages are not available on native land. Buyer must have a current police check and proof of home insurance to close. Approx 50 Minutes from London, 30 Minutes from Sarnia and 20 Minutes to Grand Bend. Close to golf, grocery store, restaurants and the beautiful sandy Ipperwash Beach!
(id:6289)



Essential Information

Listing #	X12198686
Price	\$294,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	9898 Phoebe Lane
Subdivision	Kettle Point
City	Lambton Shores (kettle Point)
Province	Ontario
Postal Code	N0N1J1

Amenities

Amenities	Beach, Golf Nearby
Utilities	Electricity
Features	Cul-de-sac, Wooded area, Carpet Free
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dryer, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Window air conditioner
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding, Wood
Lot Description	100 x 150 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE TRILAND REALTY
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