

\$325,000 - 6016 Max's Drive, Lambton Shores (kettle Point)

MLS® #X12421763

\$325,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Kettle Point, Lambton Shores (kettle Point),
Ontario

FOUR SEASON HOME - Fully Furnished 2 Bedroom / 2 Bath Bungalow in a quiet location just 2 minutes from Lake Huron. Enter into the spacious living room with an inviting fire place. Kitchen includes white cabinets, lots of counter space and a breakfast bar. Appliances included. The dining room is large enough to accommodate a large table and hutch. Bright family room with another fireplace, lots of windows and sliders to the front deck and Gazebo. Four season sunroom leads to the rear wraparound deck with a "lakeview" Hot Tub. Two decent sized bedrooms. Laundry located in the en suite. Second bathroom (4PC) includes a tub/shower. Laminate floors throughout. Propane furnace (2022). Insulated crawl space. Beautiful yard with perennial gardens. Shed with hydro includes all of the tools and lawnmower. Metal roof. Security systems with outdoor cameras. This home would suit someone looking to retire comfortably and inexpensively. Land lease will be \$2600 for the first year and will increase \$100/year until it reaches \$3000. Band fees approx \$2250/year. No conventional mortgages available for leased land. Buyers must have current police checks and proof of insurance before closing. Home cannot be rented out. Seller will have septic pumped out and inspected to meet band requirements before closing. Close to golf, restaurants,



shopping and of course the stunning beaches
along Lake Huron. (id:6289)

Essential Information

Listing #	X12421763
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	6016 Max's Drive
Subdivision	Kettle Point
City	Lambton Shores (kettle Point)
Province	Ontario
Postal Code	N0N1J1

Amenities

Amenities	Beach, Golf Nearby, Marina, Place of Worship, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Carpet Free, Gazebo
Parking Spaces	4
Parking	No Garage
View	Lake view

Interior

Appliances	Hot Tub, Dishwasher, Dryer, Furniture, Stove, Washer, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Vinyl siding
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Lot Description	100 x 150 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE TRILAND REALTY
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