



***White Lake Lakefront  
Block 4, Lot 22  
4-Season Furnished Cottage  
\$630,000***



***Year Round Lakefront Cottage \* \* \* Move In & Enjoy \* \* \* Spectacular Location!***

*Amazing sunsets! Fantastic view of the lake! Westerly facing well maintained, 2 Bedroom Four-Season Lakefront Cottage on White Lake. Furnished, insulated. Sunroom & deck. Year round water & sewage systems. Complete with 24x24 ft. Garage, Guest Cottage & Sauna! Shed, and newer dock system & boat ramp at waterfront. Ready for you to move in and enjoy!*

***Louise Sampson, Broker  
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The information contained herein has been obtained through sources deemed reliable by Louise Sampson & Sampson's Realty Group but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information which is of material interest to them.



***White Lake Lakefront  
4-Season Furnished Cottage  
c/w 2 Room Guest Cottage  
and 24x24 ft Garage!***

***Block 4, Lot 22  
\$630,000***

***Year Round Lakefront Cottage \* \* \* Move In & Enjoy \* \* \* Spectacular Location!***

**The Cottage:**

- ◆ 1308 SF (approx.) insulated year round Cottage
- ◆ Plus 160 SF windowed Sunroom (not insulated)
- ◆ Furnished
- ◆ 2 Bedrooms
- ◆ Large Living Room c/w pine cathedral ceiling
- ◆ Mainly pine interior
- ◆ Mainly wall to wall carpeting
- ◆ Open area: Kitchen/Dining c/w laminate flooring
- ◆ One 3-piece Bathroom c/w washer & dryer
- ◆ Efficient wood stove in Living Room
- ◆ Electric heaters + 2 wall A/C units
- ◆ Newer fridge, microwave & dishwasher
- ◆ Central Vac system
- ◆ Double pane windows
- ◆ 200 AMP service
- ◆ Year round water system
- ◆ Holding tank sewage system
- ◆ Deck on NW corner of cottage off sunroom
- ◆ Vinyl siding exterior
- ◆ Asphalt shingles replaced 2016

**The Waterfront:**

- ◆ Deck at waterfront
- ◆ Boat ramp 2019
- ◆ Dock system 2020
- ◆ Shed at waterfront

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**The Property:**

- ◆ Beautiful location! Amazing sunsets!
- ◆ Fantastic view of White Lake
- ◆ Westerly facing cottage
- ◆ Mature trees on 3 sides provide privacy
- ◆ Lot Size: 95 ft (W), 85 ft (E), 151.2 ft (S)
- ◆ Lease Renewal: 2023
- ◆ Fees: \$1867.98 (4/1/2022 to 3/31/2023)

**The Guest Cottage:**

- ◆ 320 SF detached guest cottage
- ◆ Living Area + One Bedroom
- ◆ Walls + ceiling insulated
- ◆ Electric heaters
- ◆ Wall A/C unit
- ◆ Vinyl siding exterior

**The Garage:**

- ◆ 24x24 ft insulated garage c/w concrete floor
- ◆ Heated storage room inside garage
- ◆ Vinyl siding exterior; shingles 2018

**Other Outbuildings:**

- ◆ Woodshed
- ◆ Sauna
- ◆ Outhouse



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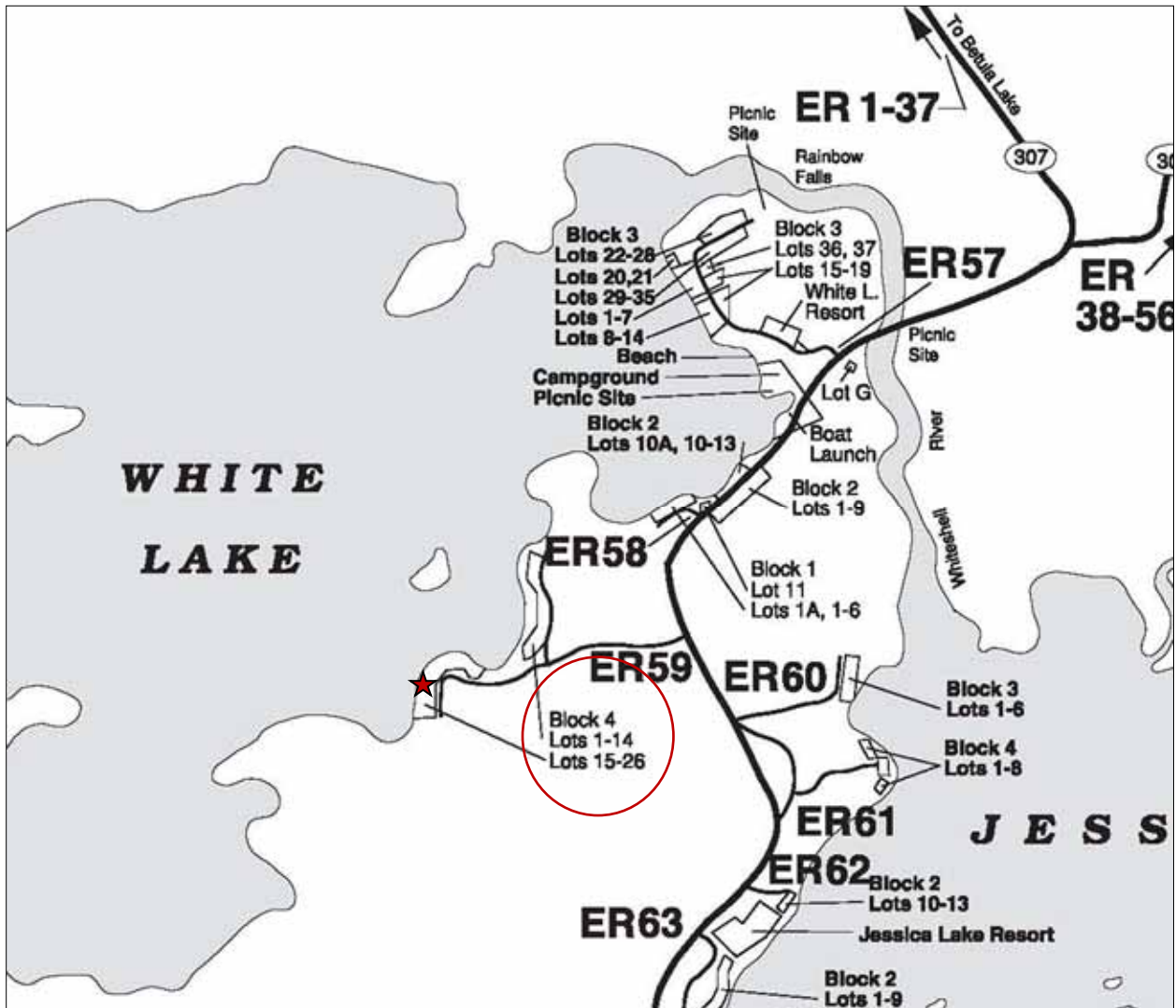
Guest Cottage:











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