

CLIENT VIEW



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|-----------------|--|-------------|---------------------|
| List Price | \$257,000 | MLS # | SM132405 |
| Status | AFS | Type | Vacant Land |
| Address | 1169 & 1170 Wagoosh Lake RD | | |
| City | Spragge | | P0R 1K0 |
| District | SSM-E | Zoning | Recreational |
| Sub District | SSM-ENS | Lot Size | 219 x 466.3 |
| Assessment \$ | 90,000.00 | Acreage | 2.23 |
| Annual Taxes \$ | \$1,762.68 / 2020 | Fronting On | East |
| | | Land Type | Deeded Land |
| Possession | | | |
| Closing Date | | | |

Public Remarks Two separately deeded waterfront lots located on pristine Wagoosh Lake, being sold together for ultimate privacy. All ready to build your dream cottage as one lot has driveway installed and lot cleared to waterfront. Dock installed at water's edge to launch your canoe, kayak or water toys. Catch fish off the dock, as lake boasts of bass and pike. Several out sheds to hold all your tools, generator and accessories. One year old trailer being sold separately.

Directions
 Roll # **574003000203212/574003000203213**
 PIN **314190037/314190038**

| | | | |
|----------------|------------|--------------------|-----------------------|
| Waterfront Y/N | Yes | Waterfront Name | Wagoosh Lake |
| Sign Y/N | Yes | Lockbox | |
| Local Imprv | No | Imprv Cost \$ | \$0.00 |
| SPIS Y/N | | | |
| Survey Y/N | / | | |
| | | ACCESS | Municipal Road |
| | | SERVICES AVAILABLE | None |
| | | WATER/WELL | None |
| | | SEWER/SEPTIC | None |
| | | Septic Details | |

| | | | |
|----------------|---|----------------|--|
| Listing Office | Oak Realty Ltd. - OFFC: 705-848-9000 | Selling Office | |
| Sold Price | | Firm Date | |

Compliments of: **MEGAN WOODS - OFFC: 705-848-9000** **BROKERAGE STAFF**
 E-mail: **admin@oakrealty.ca**
 Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

This information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. The Sault Ste. Marie Real Estate Board assumes no responsibility for its accuracy. 07/16/2021 10:31 AM