

PROPERTY DETAILS - 10337 CHRISTIE BLVD.



Price	\$320,000
Address	10337 Christie Blvd., Grand Bend
Area	Lambton County, Municipality of Lambton Shores, Grand Bend
Property known as	Southcott Pines
Type	Residential, Bungalow
Property Size	65' X IRR
Sqft	1122'
Bedrooms	3
Bathrooms	1
Age	48

Description

Located in one of Grand Bend's most desirable areas, Southcott Pines, this neat and tidy 3 bedroom home or cottage is your perfect year round get away. Features include 2 natural fireplaces, 2 family areas , 4 appliances and all furniture and furnishings are included. All on a large treed lot on a quiet crescent and less than a 3 minute walk to one of the most beautiful private sand beaches on Lake Huron. This is the ideal family cottage or turn-key investment property. Existing rental website included.

Heating	Energy Efficient, Forced Air	Fuel	Gas
Parking	Single Drive, 3 car lengths	Taxes/Year	\$1743/2009
Water	Municipal	Indoor Features	Refrigerator, Stove, Microwave Washer/Dryer
Zoning	RES PARK	Site Influences	Lake Privileges, Large Treed Lot, Sundeck
Exterior	Aluminum	Rental Equipment	Water Heater
Foundation	Block	Fireplace 1	Natural Wood Fuel
Basement dev	Crawl Space	Fireplace 2	Natural Wood Fuel
Sewer	Septic		

Room	Size	Seller Name	Ryan Gilmore
Living Room 1	19.6 x 13.0	Seller Name	Kelly Gilmore
Living Room 2	11.0 x 9.4	Tel.	519-238-8990
Bedroom 1	9.9 x 9.9	Cell 1	519-671-2201
Bedroom 2	9.9 x 9.9	Cell 2	519-671-2217
Bedroom 3	9.9 x 9.9	E-Mail	rentals@christiecottage.ca
Kitchen/Dinette	25.2 x 9.1	Website	www.christiecottage.ca
Bathroom			