

**85097 SIMPSON LANE****MLS® 543580**

Municipality **Ashfield, Colborne, Wawanosh**  
 Sub Area **Ashfield Twp**  
 City/Town **Ashfield-Colborne-Wawanosh**  
 Nearest Town **Goderich**  
 Former Township  
 County **Huron**  
 Urban/Rural **Rural**  
 Zoning **NE1-1**  
 Assessment **\$624,750.00**  
 Assessment Year **2015**  
 Taxes **\$6,674.12 (2015)**

Status **Active**  
 Type **Cottage/ Recr**  
 Sterling MLS#  
 Side of Road **E**  
 Postal Code **N7A 3X9**  
 List Price **\$930,000**  
 Sale Price  
 Selling Date

Year Built **2000**  
 Bedrooms Total **3 (3)**  
 Basement **Full, Poured Concrete**  
 Hydro Amps **200**  
 Panel Type **Breaker**  
 Prim Heat Type **Baseboard**  
 Prim Heat Fuel **Electric, Wood**

Age Code **11-20 Years**  
 Bathrooms Total **2 (2)**  
 Ceiling Clear Height  
 Style **1.5 Storey**  
 Est. Annual Heat  
 Est. Annual Hydro  
 Plumbing **Copper, ABS**

Well Info  
 Septic Info  
 Rentals **No Rentals**  
 Exclusions **dining room table/chairs; coffee table; BBQ/tank**  
 Interior Features **Appliances Built in, Bar Fridge, Basement Unfinished, Cathedral Ceilings, Dishwasher, Fireplace - Wood, Smoke Detector**  
 Services Available **Well-Dug, Holding Tank**

**ROOMS Total Sqft**

	Main	2nd	Bsmt	Other
Kitchen	10'4x21'3			
Living Room	16'5x21'3			
Bedroom	11x10	12'9x11		
Bathroom	3pc	4pc		
Laundry	4x6			
Bedroom		9'10x11		
Family Room		11'3x17		
Lot Frontage	193.05	Lot Depth		
Lot Acres	0.85	Lot Shape	<b>Irregular</b>	

Monthly Condo Fee  
 Monthly Fee Includes

Garage Type **None**  
 Driveway Surface **Gravel**  
 Parking Space #  
 Parking Spaces Indoor  
 Parking Spaces Owned  
 Mthly Rental Cost

Garage Size  
 Driveway Size **Triple+**  
 Parking Space Lvl  
 Parking Spaces Outdoor  
 Parking Spaces Rented

Tenure **Freehold**  
 Legal Desc **Part Lot 20 Con Front NTP WD Ashfield as in R335628; T/W R335628; Ashfield-Colborne-Wawanosh**

Exterior Finish **Wood**  
 Roof Surface **Asphalt** Roof Age **15**  
 Construction **Wood Frame, Poured Concrete**  
 Restrictions **Conserv. Control, Right Of Way**  
 Exterior Features **Balcony, Satellite System, Exterior Lighting, Deck**  
 Site Influences **Ravine Lot, Scenic View, Lake Front**

**Executive cottage on the sandy shores of Lake Huron. This secluded cottage boasting 190 ft of shoreline was designed for entertaining. Open concept kitchen, dining and living room featuring cathedral ceilings, wood burning fireplace, stainless steel appliances, wine fridge and quartz countertops. The home was built by Colonial Concepts out of Lindsay, Ontario considered one of the finest builders of Log & Timberframe homes in North America.**

Listed By: **RE/MAX Land Exchange Ltd 519-524-1900**  
 Co-Listed By: **RE/MAX Land Exchange Ltd 519-357-3332**

This listing information is provided to you by:

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Information provided by Huron Perth Association of REALTORS®

