

85097 SIMPSON LANE**MLS® 543580**

Municipality **Ashfield, Coborne, 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
 Exclusions **No Rentals**
 Interior Features **dining room table/chairs; coffee table; BBQ/tank**
 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 Acres **0.85**
 Lot Depth
 Lot Shape **Irregular**

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**
 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**

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Not intended to solicit properties already listed for sale. Jan 24,2016.

Information provided by Huron Perth Association of REALTORS®

