



Lake District Realty

CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Stunning Cottage

Getaway

5025A Ardoch Road

Malcolm Lake

\$675,000.00



Chris@LakeDistrictRealty.com

MLS® 40150167

SOLO

Table with 6 columns: HEATING, EXTERIOR, SEPTIC, WATER, FIXES, USAGE. Row 1: Forced Air, Vinyl Siding, Installed, Well, 89/20, 4 Season. Row 2: AGE, BASEMENT, DEPTH FROM, SIZE, SURFACE, FOUNDATION, SURVEY. Row 3: Unknown, N/A, 250ft, 1276 sqft, Yes.

Malcolm Lake, Ardoch Road to the Ardoch Road! Come discover this once-in-a-lifetime stunning getaway on beautiful Malcolm Lake. The property consists of a year-round bungalow with 3 bedrooms, 1 full bath, a spacious kitchen, a large dining and living room with fantastic waterfront views. A foyer with laundry services is available to make that longer stay easy and enjoyable. Plenty of space for guest parking and a luscious grassy area for outdoor activities. There is a large side deck for afternoon BBQ and enjoying the wonderful outdoors with friends and family. An easy walk to the dock for some afternoon sun or take a dip into the great water near waterfront. The property is oriented to the West to give you the best sunsets and the complete package with this little slice of paradise. Malcolm Lake is excellent to enjoy some fishing, afternoon boat cruise or watersport activities. So much to see and do you won't want to miss out!

ROOMS & SIZES table with 2 columns: Room Name, Size. Rows: Laundry Room (9 X 14.8), Kitchen (16.7 X 13.1), Living/Dining (27.4 X 17.4), Bedroom (10.4 X 11.7), Bedroom (11.5 X 11.6), Bedroom (10.4 X 11.5), 4PC Bath (N/A).

Table with 2 columns: Field Name, Value. Fields: DIRECTIONS, INCLUSIONS, EXCLUSIONS, LEGAL DESCRIPTION, LISTING BROKERAGE, SALESPERSON. Values include directions to Ardoch Road, list of inclusions/exclusions, legal description, and listing details.

Lake District Realty Corporation gathers data from Vendors Disclosure Forms and other public sources for your information. Purchasers should satisfy themselves on any details they consider important. We encourage you to commission experts to examine a property for you prior to your submitting an Offer of Purchase and Sale.



# Survey

