



Lake District Realty
CORPORATION, BROKERAGE

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THE WATERFRONT COMPANY™ PRESENTS

Stunning Views

1602 Baker Valley Rd
Kennebec Lake
\$985,000.00

Annette@LakeDistrictRealty.com
MLS® 40247649



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Wood Stove	Vinyl Siding	Installed	Drilled Well	≈ \$5,022/2021	4 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
12 yrs	Full/Unfinished	≈188 ft	≈ 1.38 Acres	≈ 1711 sqft	Yes

KENNEBEC LAKE: Experience cottage life at it's finest! This property offers everything you are looking for in the ideal cottage. Amazing sandy beach for the little ones, with the option of deep-water swimming at the end of the dock. A level lot to enjoy family games or plenty of space for large family gatherings. Inside the 4-season open concept home are gorgeous, vaulted ceilings with large windows to take full advantage of the stunning views. The welcoming u-shaped kitchen with sitting area, granite counter tops and soft-close cupboard doors is a dream to work in. Awaken to the gorgeous lakefront views from the comfort of your main floor primary bedroom. Upstairs you will find 2 spacious bedrooms and a loft area with additional sleeping space. Enjoy family time, happy hour or listening to the loons in the screened porch, gazebo or at the waterfront deck area. Lovingly cared for well established perennial gardens provide gorgeous greenery. This property has drilled well and full septic and is powered by Solar. Solar system powers entire cottage easily, new maintenance free batteries were installed in Fall of 2021. A Kohler 14kW propane Backup generator is also included. All furnishings indoors and out are included.

ROOMS & SIZES

Living	11.3 X 20
Dining	11.9 X 20
Kitchen	11.9 X 12
Foyer	5.10 X 7.7
Laundry	11.2 X 7.8
3PC Bath	7.5 X 9
2PC Bath	7.10 X 3.2
PrimaryBed	13.6 X 14.7
SittingRm	15.5 X 9.10
Bedroom	11.4 X 11.6
Bedroom	11.4 X 11.8
Basement	36.7 X 43.2

DIRECTIONS From Kingston; Road 38 North to Parham (53 kms), Left on Wagarville Rd, Right on Long Lake Rd (20 kms) , Turn left onto Hwy 7 (7.0 km), turn right onto Henderson Rd, turn right onto Baker Valley Rd .

INCLUSIONS Contact Brokerage for Full List.

EXCLUSIONS Contact Brokerage for Full List.

LEGAL DESCRIPTION Lot 2, PL 1930; Kennebec

LISTING BROKERAGE Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™

SB COMM 2%

SALESPERSON Annette Gray-Jackson

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.



