



8510lmstead-JeffreyLake.com

### 851 Olmstead-Jeffrey Lake Road

№ 3 BEDS | % 2 BATHS



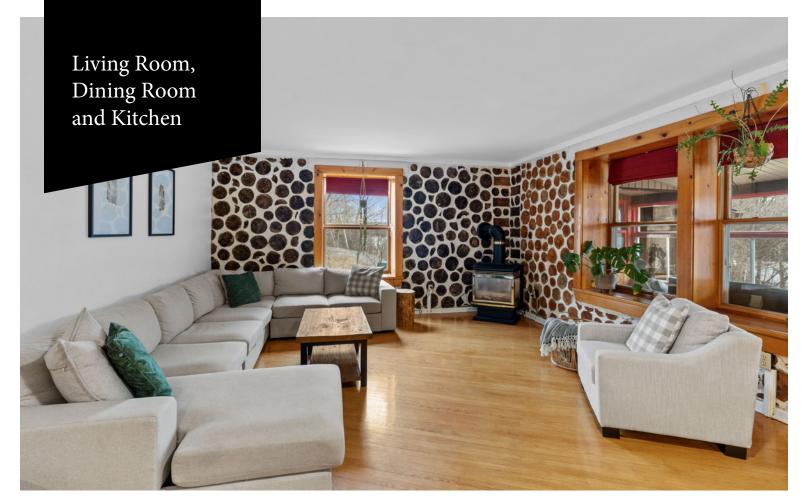
# WHITEWATER REGION

Experience this charming lakefront bungalow on Olmstead-Jeffrey Lake! Nestled on a 1.15-acre lot, this exceptional home offers tranquil views, and an invitation to indulge in a serene waterfront lifestyle.

Step inside to an inviting interior, featuring an open main floor design, Cordwood masonry, and windows that look onto the natural setting. Details include a main level primary bedroom, a living room with a freestanding gas stove, a dining room with custom built-ins, and a kitchen equipped with an island, stainless steel appliances and brick accents. There is a three-season screened-in porch with space for sitting and dining, along with a hot tub that overlooks the lake.

The living space extends to the finished lower level that incorporates a recreation room, two bedrooms, and a full bathroom in the design.

Outside, a spectacular venue awaits to be enjoyed throughout the seasons. From quiet moments on the front verandah, or in the backyard that includes a deck and a patio. A picture-perfect backdrop offering mature trees, and private grounds that continue to the dock, and the waterfront beyond. This fabulous property is complete with a carport, and an oversized detached garage.







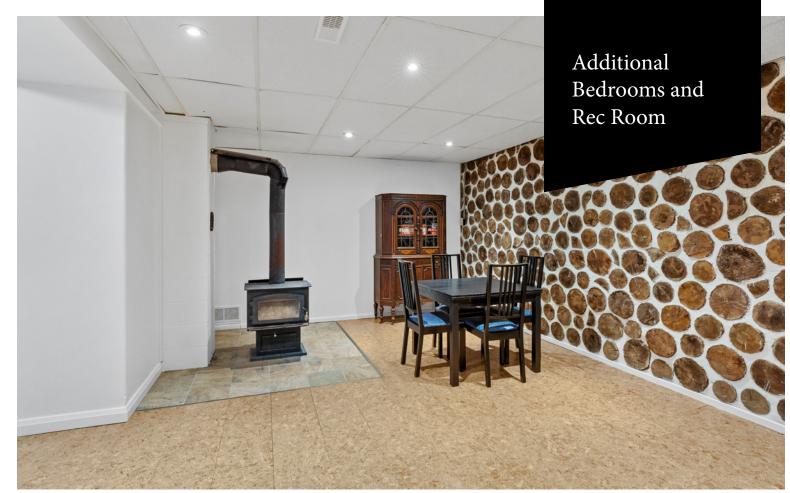


### Updates & Points to Note

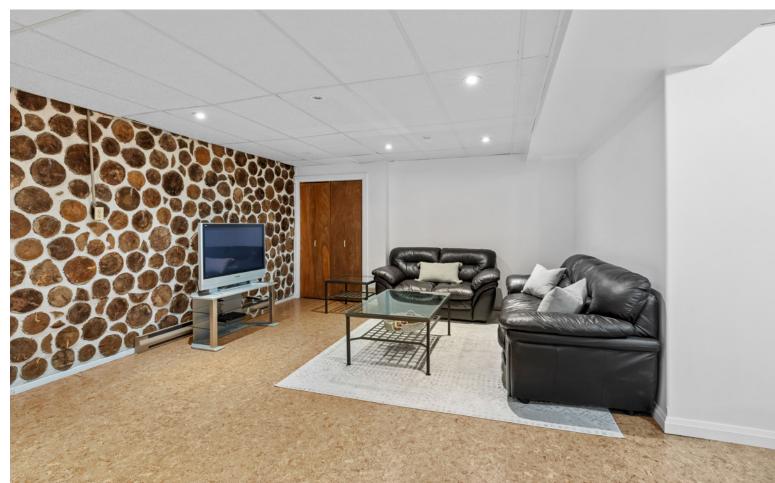
- Located on a 1.15-acre waterfront lot, a short distance from Cobden, and moments from the Town of Renfrew.
- Perennial gardens and mature trees are featured on the property.
- The lake is ideal for swimming, fishing, kayaking, or canoeing.
- · Constructed on a solid log foundation.
- The garage features a separate electrical panel, and a welding plug.
- · Rogers Home internet is available.
- · Interior painting (2023).
- · Updated light fixtures (2023).
- · New appliances (2023).
- Generac generator, new battery purchased in 2023. The generator is in as-is condition, the LCD panel is not functioning.
- · Hot tub, new pump purchased in 2023. The hot tub is working, included in as-is condition.
- Deck and screened-in porch (2019-2020 approximately).
- · Owned, tankless hot water system (2017).
- · Propane furnace (2015).
- · Roof shingles (2014).
- · Air conditioning (heat pump).
- The main level features a freestanding gas stove. The lower-level fireplace is wood burning.
- · Water softener.
- · The original survey is available.













## **Property Dimensions**

#### Main Floor

Foyer: 5'8" x 8'9" Kitchen: 9'8" x 21'5"

Dining Room: 9'5" x 25'10" Living Room: 15'6" x 15'3"

Primary Bedroom: 16'0" x 14'11"

### Second Level Lower Level

Recreation Room: 21'1" x 27'6"

Bedroom: 15'1" x 10'9" Bedroom: 8'10" x 11'6" Bath: 10'0" x 5'1" Storage: 6'3" x 12'0" Utility: 15'1" x 7'10"

Bath: 8'6" x 11'5"

Laundry: 6'5" x 11'4"

Screened-in Porch: 7'10" x 34'4"

Screened-in Porch: 16'11" x 12'5"







#### It's All In The Details

**Bedrooms:** 3

Bathrooms: 2

Property Type: Bungalow

Neighbourhood: Olmstead-

Jeffrey Lake

Lot Size: 1.15 Acres

Taxes/Year: \$5,519.62 / 2023

**Heating:** Forced Air / Propane

Year Built: 1985 / Approximately

#### Inclusions:

All light fixtures. All window blinds. Stove. Refrigerator. Microwave Hood fan. Dishwasher. Washer. Dryer. Fridge in laundry room. Dock. Peddle boat (in as-is condition). Generac (in as-is condition). Hot tub (in as-is condition). Work bench and potting bench in garage. Smart Wi-Fi garage door opener.

#### **Exclusions:**

Ring doorbell/camera.

#### Rental Equipment:

Propane tanks – Stinson - \$80 per year.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.



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