



1125 Wagoosh Lake Rd Spragge On P5A 2J6

MLS®#: 2066823 Price: \$295,000  
 Possession: Dist/Sub: OUTBO/DI99 Status: Active  
 Type: Single Family

Bldg Type: House Beds: 2  
 Style: Style: House Baths: 2  
 Style-Attach: Detached SqFt: 1,420  
 Stores: 1 3/4 Storey Zoning: RESIDENTIAL  
 Lot Size: 166 X IRR ft  
 Bld Age: 21 to 30 Yrs Prop Size: 0.5-0.99 Acres  
 Taxes/Year: \$\$\$,175.55/2018 Garage: Yes

Details

Title to Land: Freehold

Improve/Date:

Features

Heat Type: Baseboard, Wood Stove, Other  
 Heat Fuel: Electric, Propane, Wood  
 Cool Type: Bsmt Dev: Part Finished  
 Util-Water: Lake/River Bsmt Feat:  
 Util-Sewer: Septic System Foundation: Block  
 Utility Type: Hydro Roof: Asphalt  
 Util-Comm: Exterior: Wood  
 Fire Alarm: Unknown Construction: Wood Frame  
 Features: Deck, Ensuite, No Smoking Home  
 Community: Fishing, Pets Allowed, Quiet Area, Rural Setting

# Parking: 10  
 Parking: Detached Garage, Double, Gravel  
 Road: Paved Road  
 Rd Mnt:  
 Access: Year Round Road Access  
 Storage: Storage Shed  
 Structures: Shed, Workshop  
 Fencing: Not Fenced  
 Pool:

Inclusions/Exclusions

Rent Equip: None  
 Appliances: Garage Door Opener Remote(s), Washer  
 Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, Woodstove & Firewood, Fireplace, Garage Hoist & Compressor  
 Exclusions: All Rentals (if any)

Fireplace(s)

# FP	Type	Fuel	# FP	Type	Fuel
1	Insert	Electric	1	Woodstove	Wood

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
KITCHEN	MAIN FLOOR	13.6 x 12.4	DINING ROOM	MAIN FLOOR	12.9 x 10.5
LIVING ROOM	MAIN FLOOR	24.3 x 17.0	MASTER BEDROOM	MAIN FLOOR	13.6 x 10.0
BEDROOM	MAIN FLOOR	5.0 x 9.0	BEDROOM	2ND FLOOR	26.6 x 14.9
Bath	2ND FLOOR	26.0 x 14.9	OTHER	BASEMENT	13.3 x 12.9

Waterfront Information

Waterfront: Yes/Waterfront

Body of Water: Wagoosh Lake

Public Remarks

Beautiful year round waterfront home in a perfect location. Approx. 20 min drive to Elliot Lake and Blind River. Relax and enjoy life on Wagoosh Lake. Living room features cathedral ceilings, wood fireplace, plenty of windows for natural light, and patio doors which lead to a wraparound deck with magnificent views. Large eat-in kitchen includes oak cabinets with granite counter tops. 400 sq. ft. loft can be used as a bedroom with its own 3pc bathroom overlooking the lake. Main floor laundry, bedroom & 4pc bathroom. Some windows and doors have been recently replaced. Top of the line water filtration system installed November 2015. Plenty of Yard space. 2 sheds and huge garage (44` X 24`) features a hoist, compressor and allows enough storage space for all the toys. Paved road access to the home. Excellent location at an affordable price! Call to view today!

List Brokerage: [SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE](#)

Prepared By: PETER LENDAK from SUTTON-BENCHMARK REALTY INC., BROKERAGE ELLIOT LAKE

Copyright © Sudbury Real Estate Board. All Rights Reserved. Information is Believed to Be Accurate But Not Guaranteed. Unauthorized distribution, reproduction or sale of this data is prohibited.