



# Windswept Island

POINTE AU BARIL, ONTARIO

## Windswept Island > Details of the property\*

This is an "old times" facility and was the island of choice for one of the area's pioneer land surveyors. The specific setting is quite captivating. It will particularly appeal to those seeking a compact well located holding.

The Cottage		1,240 sq. ft. with 2 attached outer decks and dockside walkway.
Living room	15 x 13 ¼	Fieldstone fireplace with air tight insert.
Dining room	13 ½ x 9 ¾	
Kitchen	12 ½ x 12	Modern cabinets with charcoal grey top. Built in black stove with ceramic top, black microwave, dishwasher, bar fridge. Stainless steel refrigerator/freezer.
Enclosed verandah	16 x 6 ½	
Master bedroom	20 x 9 ½	With sunset sitting area.
Bedroom	10 x 10	
Bedroom	11 x 7 ½	
Bathroom	1-3pc. - shower	Fairly new.
Docks	20 x 8 plus 12 x 6	Floating with ramps.

\* Sales Representative \*\* Broker

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Side Shop/Storage	6 x 5	
Site Size		23/100 acre.
Assessment/Taxes		\$417,000. (2008). \$ 2,500. (Estimated 2011)
Services		Hydro, sewage holding tank.
Inclusions		Most appliances and furnishings as viewed.
Exclusions		Select furniture and art.

\*All measurements are quoted in feet. Errors and omissions excepted. Prospective purchasers should satisfy themselves regarding the accuracy of the information contained in this feature sheet.