

# Listing Information for #70 Cottage Drive West

For Sale By Owners: Mitch & Janet Taylor

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This four-season, lake front cottage on the shores of Lake Superior, Cloud Bay, Ontario, has been upgraded and renovated over the recent years. The landscaped lot has 225 ft. of lakeshore and 230 ft. of roadside frontage.

The view of Lake Superior includes Isle Royale. You can paddle to the sea from your dock, moor your sailboat in the shelter of Cloud Bay, or be salmon fishing along the outer islands before most people can escape the city limits.

Cloud Bay has an amazing diversity of bird species, and all of the northern mammals are present and accounted for. From perfectly calm summer mornings to the gales of November, the days and views never disappoint. Doesn't your dog deserve to live here?

**Style:** Lakeshore Cottage

**Local Area:** Cloud Bay (Lake Superior)

**Age:** ~40 years

**Waterfront:** 225 feet

**Lot Size:** ¾ acre

**2022 Taxes:** (\$2100)

**(Nov-Mar) Monthly Hydro:** \$115.00

**Exterior:** recent vinyl siding

**Driveway:** 2-car gravel surface

**Size:** 1000 ft<sup>2</sup>

**Bedrooms (2)**

**Bathroom (Jacuzzi Tub)**

**Living Room, Kitchen, Den, Sunroom**

**Entryway, Utility Closet**

**Basement (None)**

**Heating:** Hydro, Woodstove and Fireplace

**Electricity:** 200 Amps

**Water Sources:** Drilled and Dug Wells

## Exterior Features:

- Recent steel roof
- 425 ft<sup>2</sup> lakeside deck
- New picture window
- Spray Foam floor insulation
- Detached Pole Barn garage w/ power
- Bunkhouse
- Woodshed
- Boathouse/Shop w/ power
- 30 miles blacktop to Thunder Bay
- Lawn and mature trees
- Deck Furniture, BBQ Hutch
- Roll-In Dock
- Patio
- Umbrella Clothesline

## Administrative:

- 2023 Septic Inspection
- 2023 Title Search
- 2023 Legal Survey Plan
- Local Mailbox

## Interior Features:

- Open concept kitchen, dining room and living room
- Sunroom kitchen
- Recent laminate floors
- Sliding door onto lakeshore deck
- Electric Stove, Refrigerator
- Washer, Dryer
- Water Dispenser
- Built-In storage shelves
- Family sized kitchen table
- Stone fireplace and woodstove
- Lake views from kitchen and living room
- Cable TV
- Cell and Internet Service, Fiber-Optic Service by 2023- 2024