

Super Waterfront Location!



E4669 Cree Court~Lake Redstone~\$249,900

Lot Size:	.475 Acre/77.2'Shore	Kitchen:	12'5" x 9'5" Vinyl, Vaulted Ceiling, Dining Counter
Location:	Kingfisher 28	Living Room:	16'9" x 12'5" Carpet, Deck Access, Lake View
Sq. Footage:	1312 SF Approx.	Alcove:	10'3" x 10'1" Carpet, Fireplace, Open to Living Room
Taxes:	\$3404.59 (2018)	Bedroom:	10'5" x 9' Carpet, Closet
Exterior:	Wood Siding	Bedroom:	10'1" x 10' Carpet, Closet
Roof:	Metal	Bathroom:	9' x 5' Vinyl, Vanity, Tub/Shower w/Tiled Surround
Heating:	LP Forced Air	3-Season Rm:	17' x 10' Carpet, Deck & House Access, Lake View!
Water Htr:	Central Air	<u>Lower Level</u>	
Septic:	40 Gal/LP	Family Room:	25'4" x 15'10" Carpet, Lakefront Patio Access, Wet Bar
Well:	3000 Gal/Holding Tk	Bathroom:	9'6" x 4'2" Vinyl, Vanity, Shower
Garage:	1 Car Attached	Utility Room:	30'3" x 13'3" Laundry Area, Workshop, Storage

Included Items: All Appliances, All Furniture, Miscellaneous Linens, Kitchenware & Tools, Sailboat, Dock, Boat Lift, 2-Grills (1-Gas, 1-Charcoal), Many Other Household Items. (See list & info on the back of this brochure)

If you've been on the hunt for a fun-loving cabin on the water, take a look here! Stunning sunsets over Lake Redstone are yours when you own this 2BR/2BA cabin sitting pretty on a gently sloping lot from the house to your private shoreline. Inside you'll enjoy the galley style kitchen that's open to the living room offering plenty of room for family & friends to gather along with big lake views! Ample sized bedrooms for a good nights rest after a day of fun on the water. The walk-out lower level features an expansive family-recreation room with water views & access to the party-time patio. Two open air decks to enjoy outdoor dining or relaxation and a perfect 3-season porch for those times when you want to bring the outdoors...IN! Attached garage. You're going to love it here...the current owner has loved it for 43 years and is ready to pass the torch. Fun neighborhood too! Inspected.

Presented By:

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E4669 Cree Court~La Valle-Lake Redstone Additional Information

Items Included in the Purchase Price:

Range, Refrigerator, Microwave, Washer, Dryer, Bar Refrigerator, Freezer,
Dehumidifier, 3-TV's, Computer Printer, Monitor, Speakers & Keyboard,
Lamps, All Main Level, Lower Level & Outdoor Furniture, Shed, 2-Grills (1
-Charcoal,
1-Gas), Miscellaneous Linens, Kitchenware, Tools & Accessories, Safe,
Workbench, Lawn Mower, Gas Trimmer, Power Washer, Gas Trimmer,
Electric Leaf Blower, Reciprocating Saw, Electric Paint Sprayer (new),
Fountain, Trolling Motor, Dock, Boat Lift, AMF Sunfish Sail Boat

Negotiable: 1996 Harris 20' Pontoon Boat with 60HP Motor

3000 Gallon Holding Tank	2009
Water Heater	2018
Furnace	2018
Metal Roof	2010

LP Tank is leased & shared with four other properties. Each property is metered and billed for usage.

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