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**\$199,900**

92 Route Morrison, Arundel, J0T 1A0

**Centris® No.**

23154798 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Two or more storey	<b>Occupancy</b>	15 days PP/PR Accepted
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Year Built</b>	Unknown	<b>Lot Eval.</b>	\$85,000 (2017)
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$92,000 (2017)
<b>Building Size</b>		<b>Mun. Taxes</b>	\$1,638 (2017)
<b>Living Area</b>		<b>School Taxes</b>	\$200 (2017)
<b>Lot Size</b>	196.10 X ft irr	<b>Additional Rev.</b>	No
<b>Lot Area</b>	43,466 sqft	<b>Intergenerational</b>	
<b>Cert. of Location</b>	No	<b>Seasonal</b>	
<b>Body of Water</b>	Lac Beaven		



Rooms	7	Bedrooms	3+0	Bathrooms and Powder Rooms	1+0
<b>Level</b>		<b>Room</b>		<b>Size</b>	<b>Floor Covering</b>
GF		Veranda		22 X 6 ft	Plywood
GF		Living room		22 X 11.6 ft	Wood
GF		Kitchen		22 X 12 ft	Wood
2		Bedroom		14 X 12 ft	Wood
2		Bedroom		14 X 8 ft	Wood
2		Bedroom		8.6 X 7 ft	Wood
2		Bathroom		8 X 7 ft	Wood



**Inclusions**

**Exclusions**



<b>Sewage System</b>	Septic tank	<b>Heating System</b>	Forced air	<b>Equip./Serv.</b>
<b>Water Supply</b>	Lake water	<b>Water (access)</b>	Waterfront (Lake), Navigable	
<b>Pool</b>		<b>Fireplace-Stove</b>	No	<b>Renovations</b>

This is a fabulous opportunity to be the proud owner of cute, solid home, on an almost one acre property, directly on cherished Beaven Lake. Motor boats, great fishing, privacy, pastoral surroundings.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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