



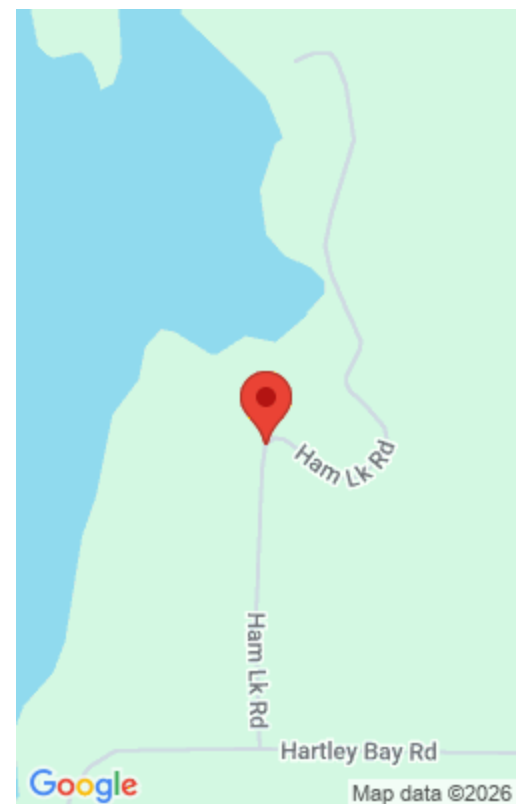
**\$449,000**

## **HAM LK RD, KILLARNEY, ON P0M 2A0, CANADA**

<https://www.gtarealestates.com>

Four-Season Waterfront Cottage with Proven Rental Income This charming 3-bedroom, 1-bathroom waterfront cottage on Ham Lake offers the perfect blend of comfort, community, and income potential. This fully winterized, four-season home or cottage delivers the ideal balance of relaxation and convenience. Inside, you'll find tongue-and-groove pine accents, a bright open-concept living area, and a well-equipped...

- 3 beds
- 1 bath
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom 2

**RoomLength1:** 4.27

**RoomDimensions1:** 4.27 m X 2.74 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.74

**RoomType3:** Living room

**RoomLength3:** 4.6

**RoomDimensions3:** 4.6 m X 3.96 m

**RoomLevel4:** Main level

**RoomWidth4:** 3.96

**RoomType5:** Kitchen

**RoomLength5:** 4.6

**RoomDimensions5:** 4.6 m X 3.35 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.62

**RoomLevel1:** Second level

**RoomWidth1:** 2.74

**RoomType2:** Bedroom 3

**RoomLength2:** 4.27

**RoomDimensions2:** 4.27 m X 2.74 m

**RoomLevel3:** Main level

**RoomWidth3:** 3.96

**RoomType4:** Dining room

**RoomLength4:** 4.6

**RoomDimensions4:** 4.6 m X 3.96 m

**RoomLevel5:** Main level

**RoomWidth5:** 3.35

**RoomType6:** Primary Bedroom

**RoomLength6:** 2.74

**RoomDimensions6:** 2.74 m X 2.62 m

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## Location Details

**City:** Killarney

**Province:** Ontario

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## Property Details

**Levels:** 1.5

**Stories:** 1.5

**FrontageLength:** 100 ft

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## Property Features



**Heating:** Baseboard heaters,Not known,Not known

**CoolingYN:** True

**ParkingTotal:** 6

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**View:** Unobstructed Water View

**WaterBodyName:** Ham Lake

**HeatingFuel:** ,Electric,Wood

**Cooling:** None

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplaceFeatures:** Woodstove

**ViewYN:** True

**WaterfrontYN:** True

**Sewer:** Septic System

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## Courtesy of

**OfficeName:** SUTTON GROUP - SUMMIT REALTY INC.

**Office ID:** 268183

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 6

**Heating:** Baseboard heaters, Not known, Not known

**Sewer:** Septic System

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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**FireplaceFeatures:** Woodstove

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** None

