

# 248-246 LUMBER BAY LANE LAKEFRONT + ACREAGE Charleston Lake, Athens, ON

VISIT: [WWW.TSTEENBAKKERS.CA](http://WWW.TSTEENBAKKERS.CA)



This most unusual offering consists of two separate, outstanding waterfront seasonal cottages with a solid concrete dock wall and a boat slip on sought after Charleston Lake. Each waterfront is just under an acre along with 13 plus acres offering Buyers' options. Live in one cottage while building or renovating your dream waterfront home, enjoying spectacular sunsets while keeping the remaining cottage for extended family and visitors. Option 2, might be to renovate both properties to suit your budget and consider severing. Cottages being sold in an "AS IS, WHERE IS" state. Charleston Lake is a huge lake, miles of shoreline with lots of islands and offering clean, clear water for great boating, swimming and fishing. Spectacular waterfront and views, Approx . 10 mins to the town of Athens and just over 20 mins to Brockville.

**TERESA BARBARA STEENBAKKERS, BROKERAGE**  
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## Heating

Electric. Wall Unit Air Exchanger in Crows Nest and Floor Mounted Unit in ViewPoint Cottage

## Hot Water Tank

Owned

## Water

Lake Intake

## Septic

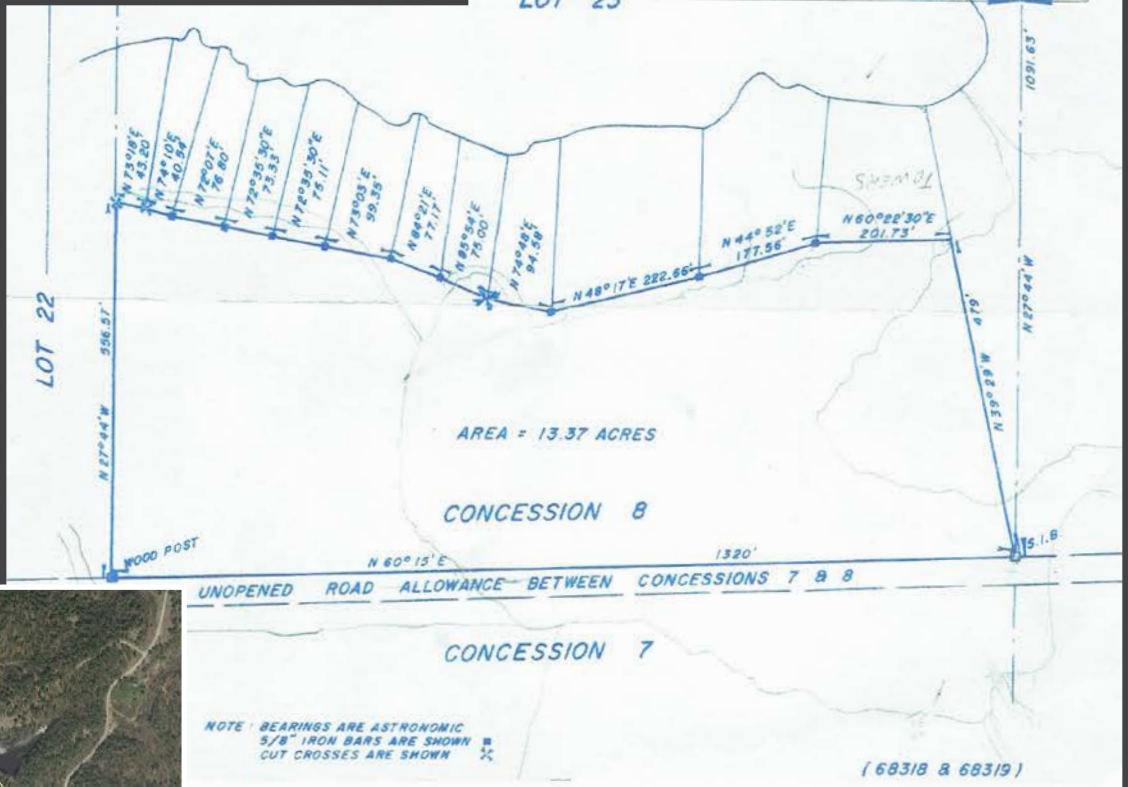
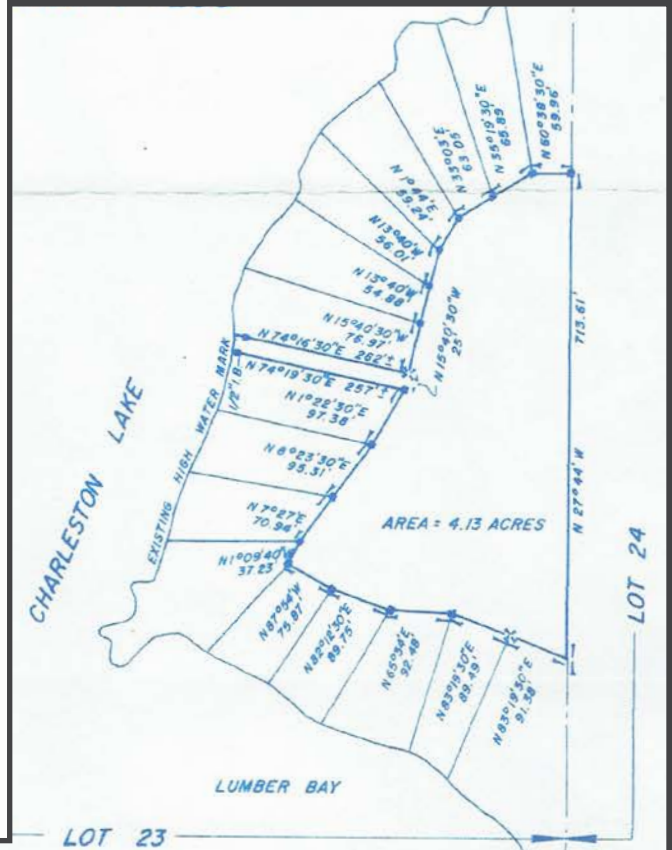
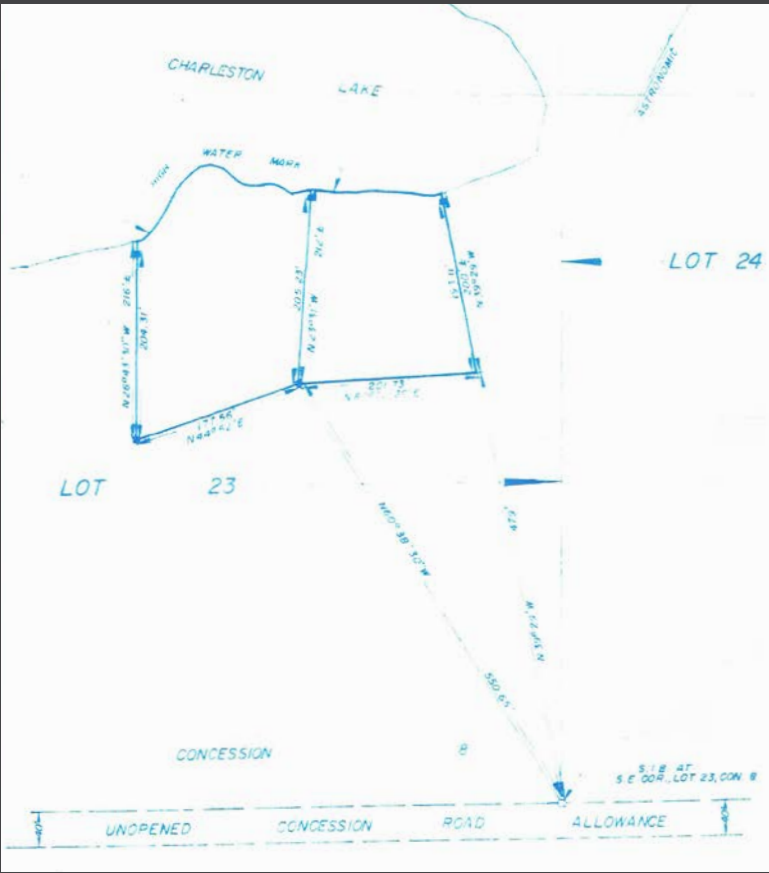
One System services both properties

## Road Dues

Private Road Assoc Summer Fees Approx. \$125. and Winter of \$100 Approx. which does not include private snow clearing on Lumber Bay Lane

## Directions

From Hwy 15 South, Turn onto County Road 5, towards Athens. Go straight through town, stay on Elgin St and then turn onto Beales Mills Road. Continue onto Big Waters Lane, Stay on Big Waters Lane and go approx. 2.7 kms and turn quick right onto Lumber Bay Lane where Fortune Lane meets Big Waters Road. Lumber Bay Lane is narrow, private cottage road, drive with care.



NOTE: BEARINGS ARE ASTRONOMIC  
 5/8" IRON BARS ARE SHOWN  
 CUT CROSSES ARE SHOWN

(68318 & 68319)