



# Nordmark Realty (1985) Ltd.

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[www.flinflonrealestate.com](http://www.flinflonrealestate.com)

## 8 South Weir Road, Amisk Lake, SK

<b>STYLE:</b> Titled LakeFront Developed Property	<b>TITLED LOT:</b> 120' X 167' - & Lease Lot 131' X 131
<b>AGE:</b> 2011	<b>HEAT TYPE:</b> 15,000 Watt Electric Hanging Furnace & Catalytic Burning Wood Stove
<b>BEDROOMS:</b> <b>BATHROOMS:</b> 1- 3 Piece	<b>UTILITIES:</b> 400 Amp
<b>GARAGE:</b> 4 Car Garage with Workshop	<b>HYDRO COSTS:</b>
<b>TAXES:</b> \$210.00/Year	<b>LIST PRICE:</b> \$270,000.00

<b>MAIN:</b> • See "Remarks"	<b>GARAGE:</b> • 36' X 48" - 10' Ceiling	<b>EXTRAS:</b> • 12' X 24' Storage Shed
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**REMARKS:** *This private gated property has been cleared, prepped & covered in 10" of crushed limestone ready to support someone's dream home. Enjoy a sandy beach with a gradual deepening to the lake.*

This titled lakefront property is situated on the shore of beautiful Amisk Lake, one of Northern Saskatchewan's premiere Walleye & Pike fishing lakes. It is a 5 minute drive from Denare Beach & a 20 minute drive north east from Flin Flon, MB. The property location provides a beautiful view of the lake to the south, west & north & makes for fantastic sunsets. It awaits your imagination & ideas for development.

**The 36' X 48' Garage** - 10' ceiling & 8' thick walls with offset 2X4 walls. Ceiling is insulated with 3 feet of blown in insulation. The layout includes two 16' X 9' overhead doors with auto-openers & a 4' man door, a 10' X 10' bathroom with sink, toilet and 3' X 5' shower; also doubles as a utility room. There is a laundry tub/sink area in the main garage. The heating system is in-floor heating with an electric boiler system as well as a 15,000 watt hanging electric furnace plus a catalytic burner woodstove.

**Utilities** - 400 amp electrical - designed to place an underground cable for a potential new house.

- Pump out septic tank (3500 gallons).

- Exterior of building is plumbed with an outdoor faucet - both cold & on-demand hot water is supplied. Water is pumped from the lake during spring, summer & fall.

Storage Shed - electricity supplied from underground cable to 400 Amp panel in the garage.

Del Ward cell: **204-271-4114** Chad Plamondon cell: **204-271-2729**

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