

Single-family  
House

**1 250 000 \$CAD**



**OVERVIEW**

Built in <b>2003</b>	Nb floors <b>3</b>	Exterior material <b>N/A</b>
Beds. <b>4</b>	Baths. <b>4</b>	Parking spaces <b>Driveway: N/A</b> <b>Garage: 2</b>
Building evaluation <b>N/A</b>	Building area <b>0</b>	
Terrain evaluation <b>N/A</b>	Terrain area <b>N/A</b>	
Total yearly taxes <b>N/A</b>	Occupation date <b>N/A</b>	

**ADDRESS**

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City  
**Victoria Harbour**

Country  
**Canada**

Province  
**ON**

Postal code  
**L0K2A0**

**CONTACT**



**Andrew Sobczak**  
andrewsobczak777@gmail.com

Phone number: (705) 300-3286  
Cell number: N/A

For sale: By owner

**FEATURES**

Accessories	Exterior	Heating	Interior	Services
✓ Alarm system	✓ Garage	✓ Central A/C	✓ Finished basement	Municipal water/sewage
✓ Central vacuum	✓ Garden	Coal	✓ Garage	Nearby clinic/hospital
✓ Fireplace	Garden shed	✓ Electrical	Solarium	Nearby downtown
	Patio/terrace	✓ Forced air	Spa	Nearby kindergarten
	Pool (above ground)	✓ Natural gas	Workshop	Nearby park
	Pool (inground)	Oil		Nearby public transit
	Spa	Thermopump		Nearby school
	✓ Waterfront	✓ Wood		Nearby stores

◉ PROPERTY DESCRIPTION

**All brick 3600 sf home 103' on Georgian Bay**

All brick 3600 sf home 103' on Georgian Bay 130 km 1 hr 15 min north of Toronto, ON, Canada

Recreational lakefront 4 seasons cottage rental income potential.

All brick home 3 storeys plus walkout on ground level basement. Built in 2003.  
Fronting 103' on Georgian Bay with long panoramic view on the lake.  
Eastern exposure, watch beautiful sunrises at your breakfast time. Great fishing.  
Main level features glass wall (2 pictures windows and 2 patio doors) and veranda.  
Half an acre lot nicely treed with mature oak and maple trees.  
Located in Victoria Harbour 1.5 hr north of Toronto.

2 cars detached brick garage plus large quonset for 10' high vehicles e.g. camper.  
Own water well drilled 30' deep with manual pitch pump installed on top.  
Full septic system with weeping tile bed.  
Heated with forced air natural gas furnace. Air conditioning. Metal roof.  
Jotul air tight wood stove in basement on brick hearth.  
Dufferin pool table in the basement with playing area 46" x 92" or 3.8' x 7.7' stays.

Come to see it and make an offer.

<https://forsalebyowner49.ca/for-sale-by-owner-fsbo/33-SALLOWS-DR/>

More photos at

<https://www.dropbox.com/sh/m3vmzhqnefwmoa/AAD9LvlsuMo8sRlXBbGZl5Gua?dl=0>

<https://youtu.be/KwO5we2mGMQ>

I know a bank which can get you mortgage for this house with only 5% down and it can be covered by credit from seller to buyer on closing for home improvement, so you can buy this house with no money down.

Asking \$1,250,000 CAD

Email [AndrewSobczak777@gmail.com](mailto:AndrewSobczak777@gmail.com)

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thank you

Life is ten percent what you make it, and ninety percent how you take it !  
When the power of love overcomes the love of power, the world will know peace.

◉ ADDITIONAL PICTURES







