



For Sale

Lake Front Cottage at Arlington Beach, Saskatchewan

564 sq ft, 2 story all season cottage with 4 ft crawl space. We began building this cottage in 2021. The exterior is complete with an engineered ICF foundation, engineered roof and floor trusses architecture shingles, 2" R9 Styrofoam insulation on the exterior walls, R11 bats in the interior walls, R40 bat insulation in the ceiling, vinyl siding, lake side deck, road side step, vinyl windows and doors throughout with maintenance free trim. A new septic tank was installed 5 years ago.

The interior is ready to be finished as you like. Forced air furnace and most of the plumbing is complete including a vent for a dryer and finished hookups for a washer. Kitchen cabinets are included in the price.

All inspections have been passed up to this point and there is an active permit on the build that can be transferred to the new owner.

Arlington Beach is a small community on Last Mountain Lake north of Rowan's Ravine. The land is owned by the Free Methodist Church of Canada and Cabin owners are encouraged to sign a code of conduct from the FM Church. As such, the community is a quiet and safe community; a lovely place for kids to explore and adventure; a quiet place for adults and seniors to rest and relax.

Asking: \$220,000

For more information and pictures please text or call 306-209-8225 or 306-450-3535.