



Price:	<b>\$229,000</b>	MLS® #:	<b>410962000528530</b>
Status:	<b>Active</b>		
Legal Descr.:	<b>ISLAND TAMARAC ISLAND 67-1;RP 3R4107 PART 8</b>		
Address:	<b>240 TAMARAC RD</b>		
City:	<b>NORTHERN BRUCE PENINSULA, N0H 2M0</b>		
Side of Road:	<b>None</b>		
Lot Dimension/Acreage:	<b>157' X 524.75'</b>		
SQ.FT. above:	<b>3,500</b>	Major Area:	<b>NBC</b>
Road Access:	<b>Yes</b>	District:	<b>NBP</b>
Zoning:	<b>C-3 RESORT</b>	Sub-Dist:	<b>EAST</b>
Out.Dim.:	<b>42' x 36' approx.</b>		
Possession:	<b>30 DAYS/TBA</b>		

**Public Info.** The Tamarac Inn, once a premiere happening restaurant, bar & Inn on the Bruce Peninsula, now available for sale to an entrepreneur looking for a unique location to open a business, B&B or large family home on the water. With commercial zoning and backing on to the back side of Tamarac island, this could once again be a great place. 524' of natural shoreline, good for fishing, canoe or kayak or just viewing. The main building has a huge dining area, large kitchen, bar and front seating area plus men's and ladies bathrooms and one 3 piece bathroom. The upper level has a six room owner suite with two additional 3 piece bathrooms...or the rooms could be Inn rooms or ideal for B&B. There's a two bedroom cabin also on the property with one lower level bedroom and an upper loft bedroom. A 3 pc bathroom and open living/dining/kitchen area. This property is being sold AS IS and needs lots of tender loving care. All measurements are approximate. There are 2 older septs, but no well.

**Directions** Hwy 6 north, left at Ferndale onto Burma Road, north on to Stokes Bay Road, left on to Stokes River Road, right on to Tamarac Road, follow across causeway to Tamarac Island to #240.

Type:	<b>Bed &amp; Breakfast, Cottage / Cabin Rental, Restaurant</b>	Heating/Mechanical:	<b>Baseboard, Electric, Propane</b>	Ext.Features:	<b>Recreation Area</b>
Sale/lease:	<b>Building and Land</b>	Fire Protection:	<b>None</b>	Driveway:	<b>Gravel</b>
Title to Land:	<b>Freehold</b>	Utilities/Services:	<b>Electrical, Internet - High Speed, Telephone</b>	Construction:	<b>Wood Frame</b>
Property Size:	<b>0.5 -0.99 Acres</b>	Rental Equipm.:	<b>Propane Tank</b>	Interior Features:	<b>Living Accommodations</b>
Access:	<b>Year Round Municipal Road</b>	Documents:	<b>None</b>	Roof:	<b>Asphalt Shingle</b>
Site Influence:	<b>Corner Site, Lake/River/Pond, Water View</b>	Easements/Restrictions:	<b>Other</b>	Floor:	<b>Wood</b>
				Waterfront Features:	<b>Water Frontage</b>
				Shoreline:	<b>Natural</b>
				Accessibility Features:	<b>Open Floor Plan</b>

**INCLUSIONS** / Some Chattels Included.  
**Exclusions** None.  
**Parking** Yes - **Park Details:** Approx. 8 spots.

Floors:	<b>2</b>	Sign:	<b>No</b>	Waterfront:	<b>Yes</b>	Body of Water Type:	<b>LAKE</b>
Rental Income:	<b>POTENTIAL</b>	SPIS:	<b>No</b>	Waterfront Name:	<b>LAKE HURON</b>		
Yr.Built:	<b>0</b>	Garage:	<b>No</b>	Shore Road Allowance:	<b>N/A</b>		
Confidentiality Agreement Req.:	<b>NO</b>	Measurement:		Water Frontage:	<b>524.75</b>	Exposure:	<b>South</b>

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
None	0	0	0	0

**Operating Costs**

Heating:	<b>Owner</b>	Prop.Taxes:	<b>Owner</b>	Bus.Tax:	<b>Owner</b>
Electricity:	<b>Owner</b>	Water:	<b>Owner</b>	Insurance:	<b>Owner</b>
Int.Maint.:	<b>Owner</b>	Ext.Maint.:	<b>Owner</b>	Struct.Maint.:	<b>Owner</b>
Gross Revenue:	<b>0</b>	Total Expenses:	<b>0</b>	Net Operating Income:	<b>0</b>
Lease Type:	<b>Net</b>	Estimated M.I.T.:	<b>0.00</b>	Maximum Amps:	<b>200</b>
Estimated C.A.M.:	<b>0.00</b>	Ceiling Clearance:	<b>9</b>		

Full Assessed Value: **\$291000** Current Phased In Assessment: **\$291000** Taxes: **\$4652 (2015)** Improvement / Capital Chgs: **NO (2016)**  
 Additional Charges/Fees: **NO**

Listing Office: **RE/MAX GREY BRUCE REALTY INC Brokerage (Ferndale)**