



# **HAMMOND**

**R E A L T Y**

**\$225,000**

Lot 35 Huber Cabin Pioneer Point, Buffalo Narrows



**Kevin Jarrett**

Kevin.Jarrett@HammondRealty.ca

(306) 441-4152

HammondRealty.ca



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## REALTY

**HammondRealty.ca**  
113 3<sup>rd</sup> Ave. West  
P.O. Box 1054  
Biggar, SK S0K 0M0  
(306) 948-5052 Office  
(306) 948-5053 Fax

Discover this delightful 2021 hip-roof cabin, nestled on an 80x220 ft lot with stunning views of Peter Pond Lake. Boasting 448 sq. ft. of well-designed cabin, features 1 bedroom, 2 lofts, a storage room, and a combined kitchen, dining, and living area. Enjoy the cozy warmth from the wood stove and/or electric heater and stay cool with portable air conditioning. The property includes a 1250-gallon water tank serviced locally, outdoor on demand propane-heated shower, and a compost toilet. New rustic laminate flooring and excellent insulation make for comfortable living. Cabin comes fully furnished beds, couches, stove, microwave, fridge, and table and chairs.

The lot is beautifully landscaped with a new lawn among mature birch and poplar trees. A 4' front deck offers a perfect spot to take in lake views. With a boat launch just ½ mile away, enjoy easy access to exceptional fishing and nearby lakes. Includes woodshed and storage shed.

Conveniently located approximately 3 miles from Buffalo Narrows, which offers three (3) gas stations, restaurants, Home Hardware, pubs, Tim Hortons, Subway, grocery stores, and mechanic shops. Weekly garbage pick-up completes this ideal lakeside retreat.

With the announcement of the highway being built to Fort McMurray and a new mine an hour away, this area is going to see significant growth from jobs created at the mine and demand for recreational properties for Saskatchewan and Alberta residents alike.

#### Legal Land Description:

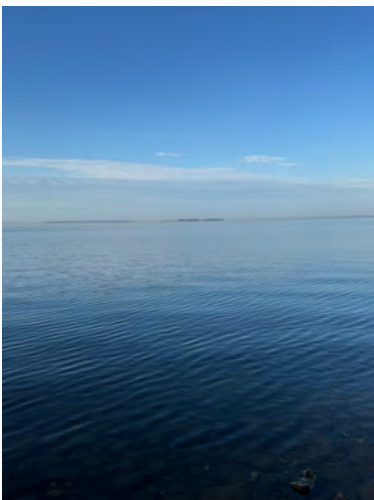
Condo Plan 102063338 Ext 0, Lot 35

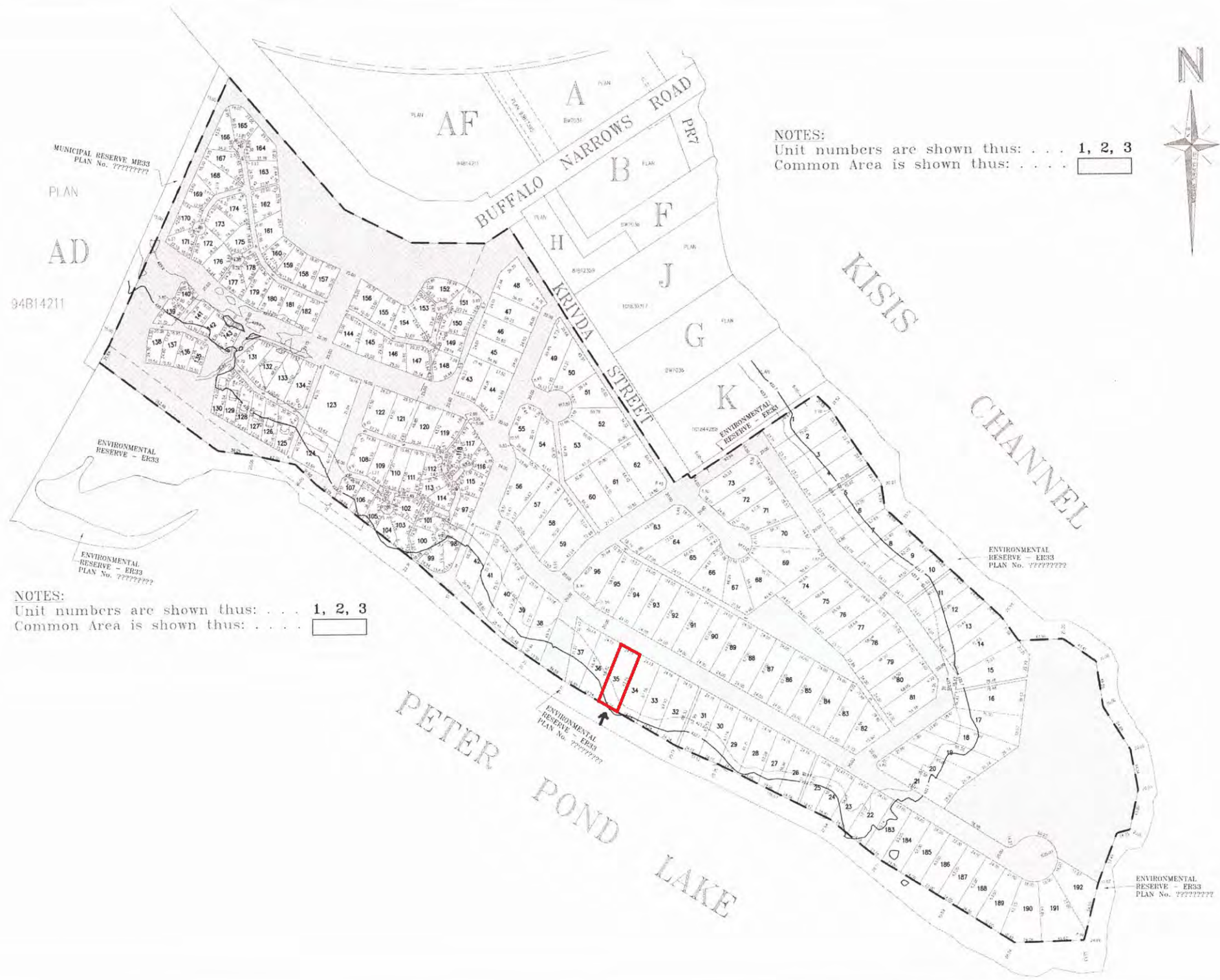
Title # 150868952 Surface Condo











NOTES:  
Unit numbers are shown thus: . . . 1, 2, 3  
Common Area is shown thus: . . . 

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ENVIRONMENTAL  
RESERVE - ER33  
PLAN No. 777777777



Lot 35 Condo Plan 102063338