



56 ARNHOLD Street Gull Lake

\$549,900

Showings start Friday Apr 12. Offers anytime. Welcome to your new dream home AND investment opportunity! Less than an hour from the city and nestled on more than a half acre of fully treed, LAKEFRONT land, this is the kind of property that doesn't come around often. As you enter the main floor, you are welcomed into a huge family room, which opens onto a 4 season sunroom overlooking the lake. A laundry area, utility room, and 3 pc bath complete the main floor. Upstairs features a huge, sun-soaked open concept living room/kitchen area with patio doors onto a massive 48' long balcony, 3 large bedrooms, and a 4 pc bath. A dbl attached garage and lake-facing deck complete the main building. Outside you will find a second detached garage/workshop with large window to let in plenty of light, stone fireplace/BBQ, and a PRIVATE sand beach complete with dock. Ideal for vacation rentals with huge potential for supplemental income, this is your chance to start living that lake life in time for summer - call today!!

Living Room 24 x 14'25

Eat-In Kitchen 23 x 13'25

Primary Bedroom 13 x 12'67

Bedroom 12 x 11

Bedroom 11'25 x 10

Family Room 28'50 x 16

Sunroom 28'50 x 11

Utility Room 28'50 x 10'50

Four Piece Bath

Three Piece Bath

Listing Presented By:



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