



GRASSROOTS
REALTY GROUP

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**12 Twin Rose Court
Jarvis Bay, Alberta**

MLS # A2194225



\$695,000

Division: NONE

Lot Size: 0.28 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RTR

Water: -

Sewer: -

Utilities: -

AMAZING LAKEFRONT PROPERTY! You will not find a more affordable lakefront lot on Sylvan Lake. 62 feet of lakefront and 195 feet deep, this level lot is ready for your dream lake home. Twin Rose is in Jarvis Bay and within walking distance from the Town of Sylvan Lake. Connected by a lovely walking path, and located on the sunny side of the lake you will not find a more convenient location on the lake. Enjoy the wonderful sunsets right out your back yard. This development, partnered with Black Creek Developments backs onto an environmental reserve and offers a shared path to the communal dock (dock share included in the price and ready for your boat). Twin Rose has been granted permission to plant over 70 Trees along the berm to add privacy and tranquility and planting will begin in the spring. (See renderings) Bring your plans and your flip flops, your lake life awaits. Builder Exclusivity applies.