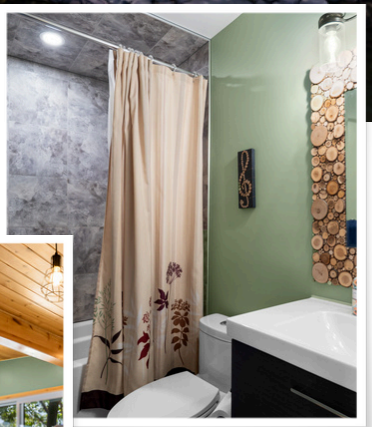
402 TROY LAKE ROAD

4 BEDROOM - 2 BATHROOM

Welcome to your turnkey waterfront retreat on private Troy Lake. Extensively renovated in 2024, this property features a stunning new kitchen, updated bathrooms, vinyl plank flooring, custom pine finishes, upgraded insulation, plumbing, and 200-amp service with hot tub rough in. Enjoy deep, clean waterfront with a dock, boat launch, large deck, and guest bunkie. Being sold fully furnished with appliances, dock, bunkie, and patio furnishings included. Quick closing available!



FEATURES DETAILS

- ✓ Walk Out Basement
- ✓ Generlink System
- ✓ Heat Pump incl. (not installed)
- ✓ Boat Launch on property
- ✓ Fully Renovated
- ✓ Metal Roof

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FEATURES DETAILS & UPDATES

- **New Siding/Soffit and Eaves 2025**
- **Full Home Renovation 2024**
  - **Insulation upgraded**
  - **Electrical upgrades (200 Amp)**
  - **New Plumbing**
  - **New Kitchen with tile backsplash**
  - **New Bathrooms**
  - **Vinyl Plank Flooring**
  - **Modern Lighting**
  - **Custom Pine stairs, railing, trim**
  - **Solid Pine doors**
  - **Large Deck**
  - **Driveway gravel refresh and limestone steps**
- **New Steel Roof 2023**
- **GenerLink Installed (Run the home off a generator when the power is out)**
- **Heat Pump (not installed)**
- **Bunkie with decking**
- **Hot Tub rough-in**
- **Clean 20' deep water off the dock**
- **Boat launch**

Taxes $2656.82 Annually (2025) $221.50/Month
Average Hydro $400/month

Information is to the best of the Sellers knowledge and should be verified by the Buyer.

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FEATURES DETAILS & UPDATES

Can I enjoy my summer here? YES! A quick closing is possible.

Does the school bus run here? YES! The bus for South Crosby picks up at Troy Lake and Jones Falls and excluding the winter months the school sends a van down to the driveway to take the kids to the corner.

Where is Garbage and Recycling pickup? The trucks pick up just at the top of the hill

Where do I pick up my mail? There are mailboxes on Jones Falls Rd or the Post office in Elgin

Who maintains the road and are there fees? There is a Troy Lake Association who arranges for snow removal and gravel maintenance. Fees have been $100 per year.

Is the waterfront swimmable and how big is Troy Lake? Troy Lake is a small private lake (No public access) and covers just under 300 acres in size and 9.64 KM of shoreline. The average depth is 17' and it's known to have Bass, Pike and Perch. This shoreline at this property is clean and you have swimmable water with roughly 20' depth off the dock. There is also a boat launch on the property.

What is included in the sale? This property is being sold fully furnished. You get the appliances, tables, chairs, couches, dressers, beds, shelving/storage, patio furniture, dock, bunkie

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