

LISTING HIGHLIGHTS

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138 MAIN STREET S. | KENORA ONTARIO | P9N 1S9 | CABINCOUNTRY.COM



42137-0035 Lot 13 Myrtle Rapids Winnipeg River

Lot

- East view
- 1.34 Acres
- 218.34 Ft of frontage
- 516 Ft deep
- Deep water, rock shoreline
- Gradual slope to the water
- Shore reserve is crown owned

Improvements

- | | |
|--|---|
| <ul style="list-style-type: none"> ○ 1,40 Sq. ft. insulated cottage ○ Attached deck ○ Built in 2002 ○ Ranchwall exterior ○ Asphalt shingles | <ul style="list-style-type: none"> ○ Post on rock foundation ○ View to the water from living room ○ Floating dock ○ Storage shed ○ Two skylights in living room ○ Deck on south side 8x40 |
|--|---|

Services: Electricity, baseboard heat, airtight wood stove, lake water & leeching pit with no permit. Road will be constructed in 2017, the cost of the road has been paid for by current owner.

Access: North on Locke Bay about mid-way between Kenora and Minaki near Myrtle Rapids, our for-sale sign is posted. During the summer of 2017 there will be a road to this property.

Taxes: \$280.00 in 2017

File 4248

\$439,000

Assis:

M727

All of Parcel 12318,
Subject to Flooding
Easement No 3199

