



# LISTING HIGHLIGHTS

OFFICE: 807.468.3541 TOLL FREE: 800.528.8848 FAX: 807.468.4676  
138 MAIN STREET S. | KENORA ONTARIO | P9N 1S9 | CABINCOUNTRY.COM



**42136-0198**  
**Black Sturgeon**  
**78 Sunrise Trail; Peterson Road**

**Lot**

- Low profile
- Southern exposure
- 1,025 feet of frontage
- 2.65 Acres
- Well treed lot with excellent privacy

**Improvements**

- Built in 1984
- Approximately 1,86 sq. ft. on main floor
- Approximately 679 sq. ft. loft with bedrooms and 4-piece bathroom
- New shingles in 2008
- Approximately 820 sq. ft. of new decking
- 4 Season sunroom
- Open concept kitchen
- 2009 Geothermal kitchen
- Cedar siding
- Spray foam in basement/crawl space
- Lower level walkout

**Services:** Hydro, septic field, high speed internet, propane heater in sunroom, triple filtration with UV light, geothermal heat pump.

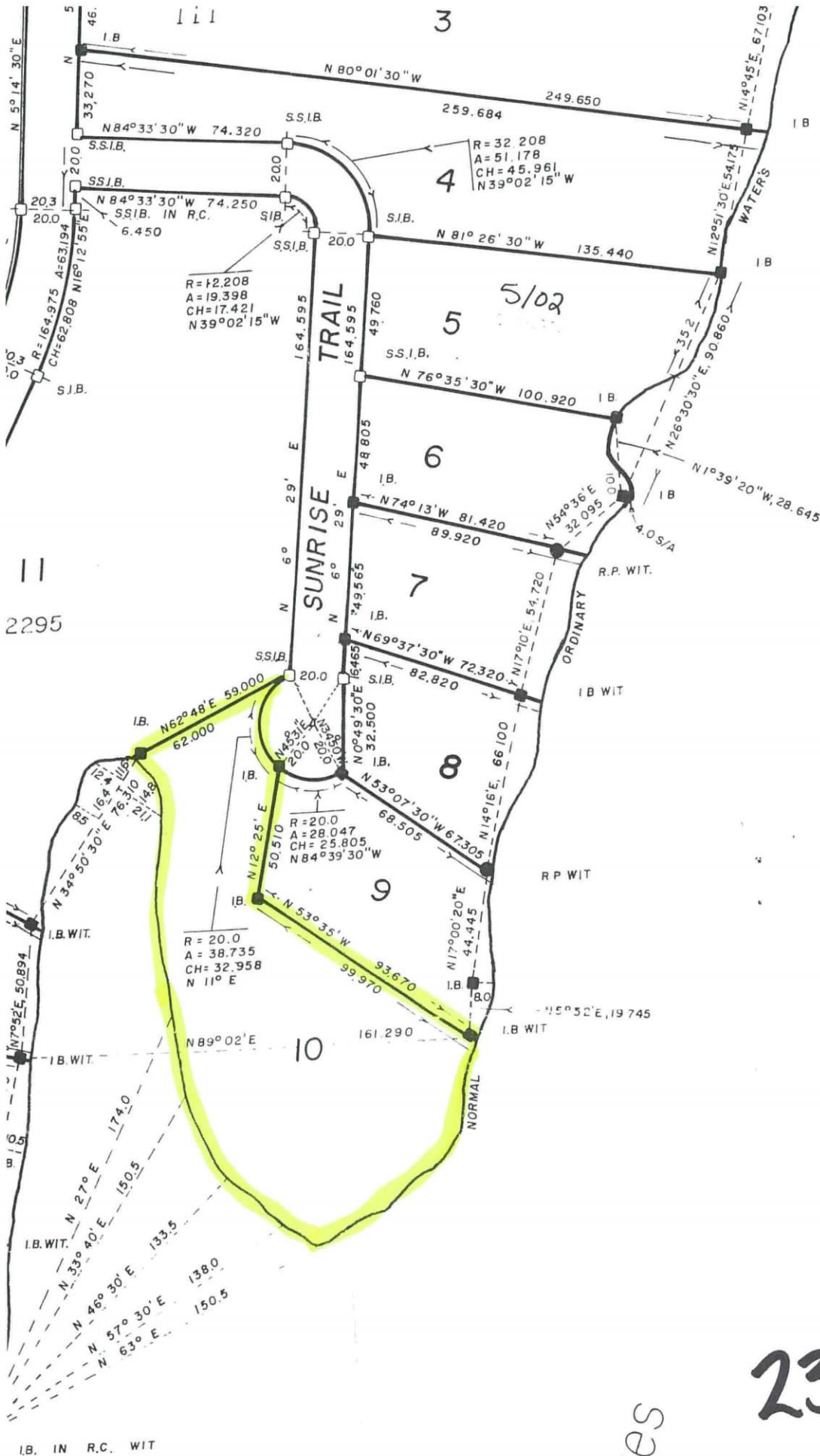
**Access:** Redditt Road to Peterson Road – follow pointer signs to 78 Sunrise Trail.

**Taxes:** \$10,526.03 in 2017. Hydro \$4,023.30 in 2017

**Comments:** Year round home on Black Sturgeon Lake. Minutes to downtown Kenora. Privacy, peace and quiet.

**File 4317**

**\$749,000**



1. CERT  
 1. THIS  
 SURV  
 THE  
 2. THE



BEARING  
 THE WES

THE LIM  
 ORIGINA  
 LOT 10,

23M795

THIS IS  
 (1) LO  
 BL  
 BL

res

11  
 2295

I.B. IN R.C. WIT