



LISTING HIGHLIGHTS

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



PIN 42150-1126 Summer Resort Location EB 1204 Shoal Lake Narrows

Lot

- 3.66 acres
- Approx 1,815 feet of frontage
- Level lands with private sand beach
- Owned to highwater and adjacent land is crown-owned
- Protected harbor on back side

Improvements

- 3 season cottage built in 1953
- Addition in 1987
- 1,240 sq ft total
- Walls and ceiling are insulated, floor is not
- Block Foundation
- Wood Siding
- Asphalt shingle, approx 30 yrs old
- 3 beds, 1 bath (2 pce bath)
- Double-head outhouse
- 80 sq ft generator shed with small workshop
- Storage shed
- Boathouse (dryland, fits 14' boat)
- Fire pump house
- Crib shore station

Services: 4500kw ONAN gas generator, jet pump, propane appliances, greywater pit (approx. 25 years old), propane hot water tank

Access: Approx 25 min from Holmstrom's Landing

Taxes: \$510.73 in 2018

Comments: 2 parking spots and 1 slip is at Holmstrom's Landing is transferrable to new owner. Caution: hazard crib below water line and end of dock.

File 4336

\$355,000

