



LISTING HIGHLIGHTS

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



Lot 16 Lily Pad Bay CLSR 72259 Rat Portage Indian Reserve 38A Lake of the Woods

Lot

- 200 feet of frontage
- 252 feet depth
- 1.08 acres
- Low profile
- Sand bottom
- Excellent privacy and very level lot

Improvements

- Year-round custom home built in 2001
- Concrete Foundation
- Double Attached Garage
- Open Concept main floor with attached sun room
- 5 beds, 3 baths over three levels
- Total living area approx. 3,084 sq ft
- 2 stall dry-land boathouse with rooftop deck (composite decking)
- RV site with hookups and 60 amp service
- Bonus room above garage
- Floating docks
- Low maintenance siding and newer asphalt shingles

Services: Hydro, telephone, septic, high speed internet, drilled well (with UV filtration system)

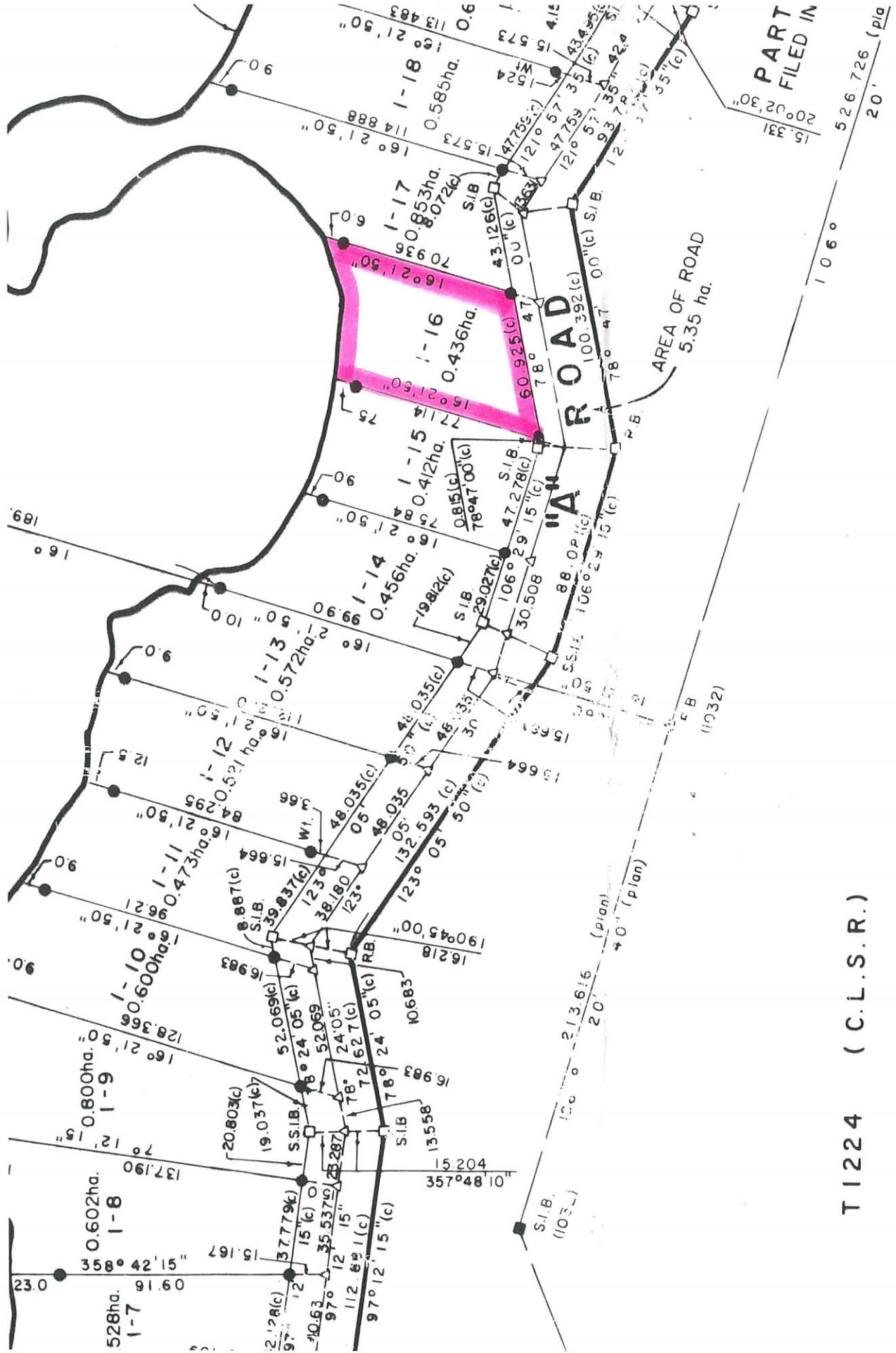
Access: McKenzie Portage Road to Lily Pad Bay subdivision – stay straight to Lot 16

Taxes: No property taxes. Annual road fee was \$1,092 in 2018

Comments: Great cottage neighborhood on Lake of the Woods with convenient access and close proximity to Yacht Club and City of Kenora.

File 4353

\$1,095,000



T 1224 (C.L.S.R.)

PORTAGE