LISTING HIGHLIGHTS

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

Lot 1-55 Lily Pad Bay
Lake of the Woods
TB191715
Leased Land

Lot

- 1.3 acres
- 174 feet of frontage
- Medium profile with gradual slope to water
- Excellent privacy
- Level parking area and easy access to the cottage
- Deep water frontage
- South-west exposure with sheltered protection

Improvements

- 1988 sq. ft year-round lakefront home
- 3 bedrooms and family room (convert easily to fourth bedroom)
- 2 bathrooms – 4pc (main) and 3 pc (ensuite)
- Custom kitchen with premium lighting
- Ceramic flooring with heat pads in the bathroom and kitchen
- Open living room/kitchen/dining
- Low maintenance windows and hardboard siding
- 16 x 24 guest house with 2 bedrooms and kitchenette
- Storage shed
- Fixed dock with 2 floating docks

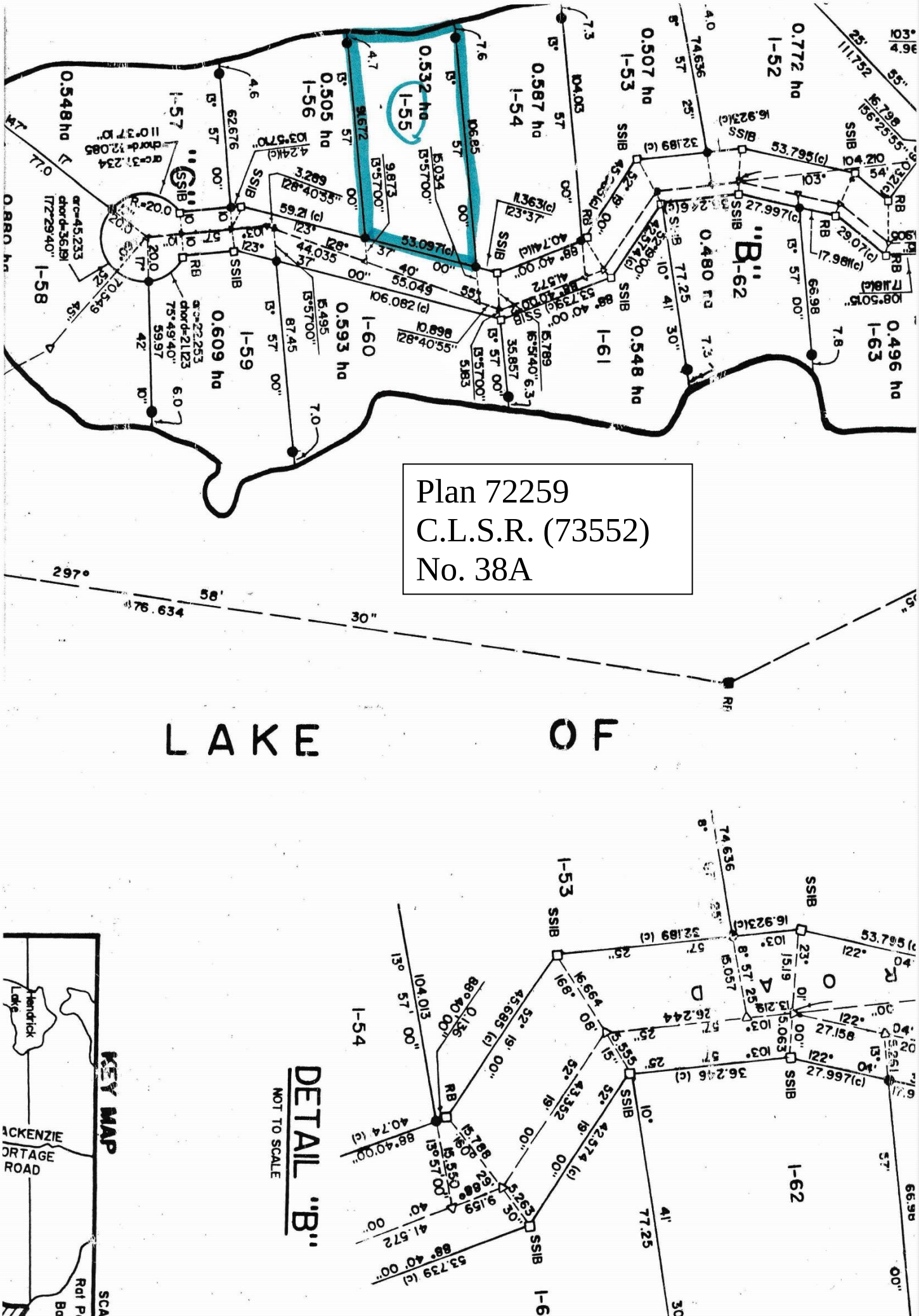
Services: Hydro, telephone and internet available, hot and cold running water (year-round operation), septic field, year-round road access, woodstove (WETT certified).

Access: McKenzie Portage Road – Lily Pad Road – Stay left at intersection – Lot 55

Taxes: $1,061.46 (annual lease for 2019)

Comments: A great location to call this one home or cottage! It will tick many boxes for the active family that wants to enjoy the cottage at the lake or possibly a home that can entertain family and friends on the weekends?? This simple yet effective layout has 3 bedrooms and 2 bathrooms with an additional family room that can be quickly converted into a fourth bedroom or into an evening games room! The deluxe kitchen with custom lighting will grab the attention of anyone that enjoys cooking and entertaining. The 16 X 24 guest house has two independent bedrooms with a kitchenette and a screened in area to relax in after a day in the sun. Speaking of sun, you will enjoy the south-west exposure and be rewarded with beautiful sunsets. This lakefront home was built with low maintenance features such as hardboard siding and easily accessible utility room for winter use that includes a forced air electric furnace. Also, for those really hot summer days there is central air conditioning. The master bedroom has its own patio door opening onto the lakeside deck and a beautiful three-piece ensuite. The finishing details will be remarked as high quality when viewing this one. A great location having the exposure previously mentioned but also being protected from heavy winds, and not to mention a short boat ride to Kenora for some chip truck fries. Book your showing.

File 4371 **$785,000**


Plan 72259
C.L.S.R. (73552)
No. 38A
LAKE OF
DETAIL "B"
NOT TO SCALE
KEY MAP
Hendrick Lake
I-52
I-53
I-54
I-55
I-56
I-57
I-58
I-59
I-60
I-61
I-62
I-63
"B"
"C"
0.772 ha
0.507 ha
0.587 ha
0.532 ha
0.505 ha
0.548 ha
0.480 ha
0.548 ha
0.593 ha
0.609 ha
0.496 ha
SSIB
RB