

LISTING HIGHLIGHTS

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PIN 42162-0056 & 42162-0055
560 Coney Island
Lake of the Woods

Lot

- Premium 3.2 acre estate property
- 550 +/- feet of low-profile frontage
- West exposure
- Mature pine trees
- Excellent build sites for a guest cottage
- Unobstructed view of the 'Yacht Club Stretch'

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ Original footings date back to 1885 ○ 1970 sq. ft including covered veranda ○ 4 bedrooms and 2 bathrooms ○ Veranda spans 3 sides of the cottage and was rebuilt in the 80's ○ Deck area outside kitchen and dining area | <ul style="list-style-type: none"> ○ Oversized septic field was installed in the 90's ○ Large 2 slip dock was rebuilt with 12 foot cribs over original 8 foot cribs ○ Classic living room with fireplace |
|---|---|

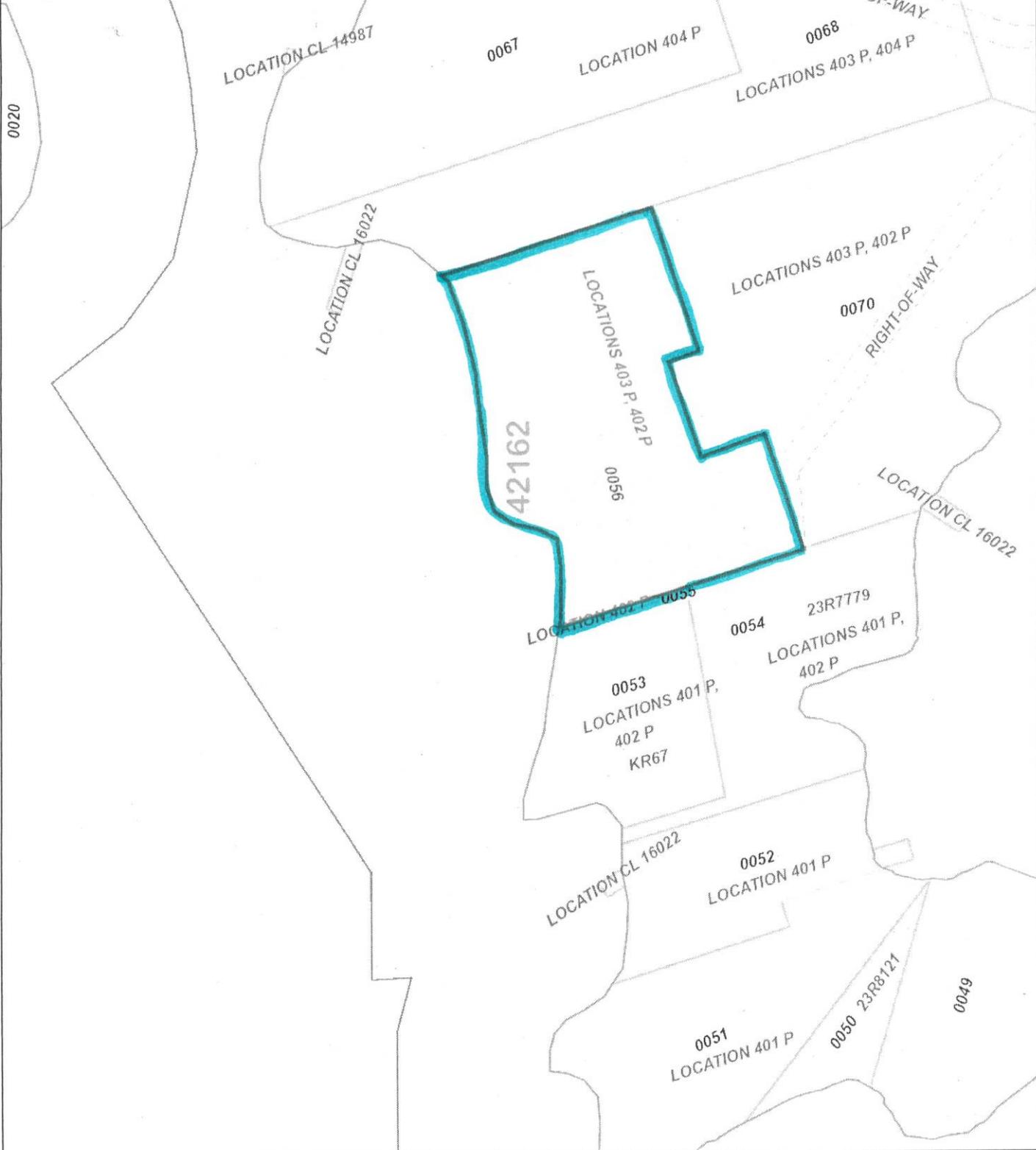
Services: Hydro, hot and cold running water, oversized septic field, internet and telephone available, garbage pick up

Taxes: \$4,668.42 in 2019

Comments: The undeniable history of Coney Island will be felt within the walls of this classic lake house opposite the Royal Lake of the Woods Yacht Club. This Camp has been occupied by the same family since 1933. They have been privileged to watch multiple generations develop into 'Lake' people through time. The west facing properties along this shoreline reflect stately characteristics that parallel long time family legacies. This 4-bedroom, 2 bathroom Camp has been improved over time and is enjoyed from early spring to late fall today. Some of these improvements include a rebuilt veranda and an oversize septic field built in the 90's. The Veranda is the focal point of this era of Camp and having it span 3 sides of the cottage makes it truly unique and spacious. Also, at the waters edge is an updated large crib dock that will park many boats prior to heading over to the Yacht Club dance on the August long weekend. The 550 feet of shoreline is very dynamic including a sand beach and many different sitting areas to capture early morning sun and amazing sunsets! Having 3.2 acres of property allows a family to build a guest cottage and still have ample privacy with the adjoining neighbours. The low-profile nature of the property makes moving supplies up to the cottage easy...I'm sure something that was considered when the initial stone footing was made in 1885.

File 4380

\$750,000



ServiceOntario

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FOR CHRIS CLARK



LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT



NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

PROPERTY INDEX MAP
KENORA (No. 23)

THIS IS NOT A PLAN OF SURVEY

