

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



PIN 42119-0002 MLS ID: TB192150
Island Summer Resort Location L.K. 403
Long Bay, Sioux Narrows Nestor Falls

Island Details & Site Influences

- 1.25 acre island with 1,175 feet of deep water frontage
- Mix of medium and low profile
- Captivating views with enviable privacy
- Professionally landscaped with lighting, irrigation and fire suppression systems
- Professionally hardscaped with custom stone walkways, raised garden beds, retaining wall(s), fire pit and more
- Custom waterfall feature
- Small sand beach

Main Cottage

- 2,079 sq. ft main cottage constructed in approx. 1932 and substantially renovated, modernized and added-on to by current owner circa 2008
- Features gourmet kitchen with Viking gas range and Sub-Zero refrigeration, pot filler, copper farmhouse sink, hard surface counters and custom handcrafted solid wood cabinetry
- Features a conversation room with wet bar with built-in refrigeration and serving space
- 3 bedrooms which includes the “bunk room” suitable for multiple guests or extended family stays
- Each bathroom (3) is 3-piece and features matching stone and tile and offers in-floor heating
- Custom plank hardwood flooring throughout made from reclaimed/salvaged timbers imported from New York
- Custom handcrafted cabinetry, built-ins, doors and more all made to match
- Original stone fireplace has been restored and is in good working order
- Attached front deck offers large sitting and entertaining area with covered built-in Wolf BBQ
- Hydronic in-floor heating throughout most of the structure (one section without)
- Lower Level Mechanical Room
- Exterior/Interior walls finished with log siding to feel like a log home
- Cedar Shingle Roof Covering in excellent condition
- Everything was built and renovated with meticulous detail and is perfectly maintained

File 4381

\$2,400,000 CAD



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Guest Cottage

- Approximately 500 sq. ft built in the 1960's featuring an open concept living space with bedroom, sitting area, stone fireplace, sleeping loft, en-suite and attached covered deck with porch swing
- Completely renovated and modernized by current owner with custom built-in cabinetry, custom matching bedroom suites
- Potable water system fed from main cottage
- Half log siding and cedar wood roof covering – all in excellent condition

Boathouse

- 2,627 sq ft constructed in 2010 and built on a steel pipe foundation
- 3 Wet Slips with electric boat lifts
- Boathouse doors have remote openers
- Upper level “cupola” features custom made spiral staircase
- Custom Log Posts and finished hardwood flooring and interior ceiling hides boat lift mechanics for an amazing aesthetic
- Plentiful storage
- Log Sided with Cedar Wood Roof Covering
- Custom built-in cabinetry offers lots of storage PLUS a built-in minnow tank
- Storage Lockers with bench seating
- Gun and Archery Storage room
- Shop Room
- Gas pumping system with ceiling mounted drop-down hose can reach each slip with ease

Additional Docking, Decking & Waterfront Development

- Skeet Shooting Dock (pipe dock) on north side of island next to sand beach
- Large boardwalk/deck connects boathouse to the island and its adjacent floating dock/guest mooring
- Fishing Cleaning House located adjacent to boathouse; serviced with power and water and features custom-built stainless-steel counters
- Covered boat port (no lift) attached to boardwalk
- Two-tier diving platforms off west side of island and attached to west side deck/entertaining area
- Multi-tiered decking adjacent to gazebo and outdoor kitchen features propane “eternal flame” fire pit

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Real Estate Brokerage

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“Gazebo” & Fitness Room

- Stunning octogen “gazebo” offers a second kitchen suitable for catering setup and offers built-in dishwasher, Sub-Zero refrigeration, custom cabinetry, hard surface counters and large prep area
- Outdoor covered cooking area features large farmhouse sink, oversized built-in flat-top (griddle) and oversized built-in Wolf BBQ (propane)
- The drop-down counter-sunk windows of the gazebo allow you to open-up the entire space to the outside making serving and entertaining a breeze
- Fitness room is adjacent to the gazebo and offers superb lake views directly west down Long Bay
- Re-configure the setup to your needs (yoga studio?) or keep as-is
- Plenty of room for a rowing machine, weights and/or a treadmill and elliptical trainer
- The fitness room is private and away from sleeping areas allowing the early riser or night owl to get their workout in without disturbing other island dwellers

Mechanical Systems & Services

- Off-grid: electricity provided by commercial quality Kohler propane generators: there is a primary and backup
- Some electrical needs can be run on the solar system, but that system is not adequate to run entire island
- Independent lake pumps supply water to the waterfall feature
- NWHU Approved Eco-Flo Septic Field with maintenance up to date (peat moss)
- Multiple Oversized Bulk Propane Tanks can be run in tandem or isolated
- Lake-drawn water system to main cottage, guest cottage and gazebo is treated with filtration and UV
- Hydronic/glycol in-floor heating system in main cottage compliments propane forced-air furnace
- Main cottage offers central air for those warmer days/nights
- Island’s irrigation system is controlled from workshop in boathouse
- Island has multiple firehose hookups for fire suppression

Taxes: \$4,839.34 in 2019

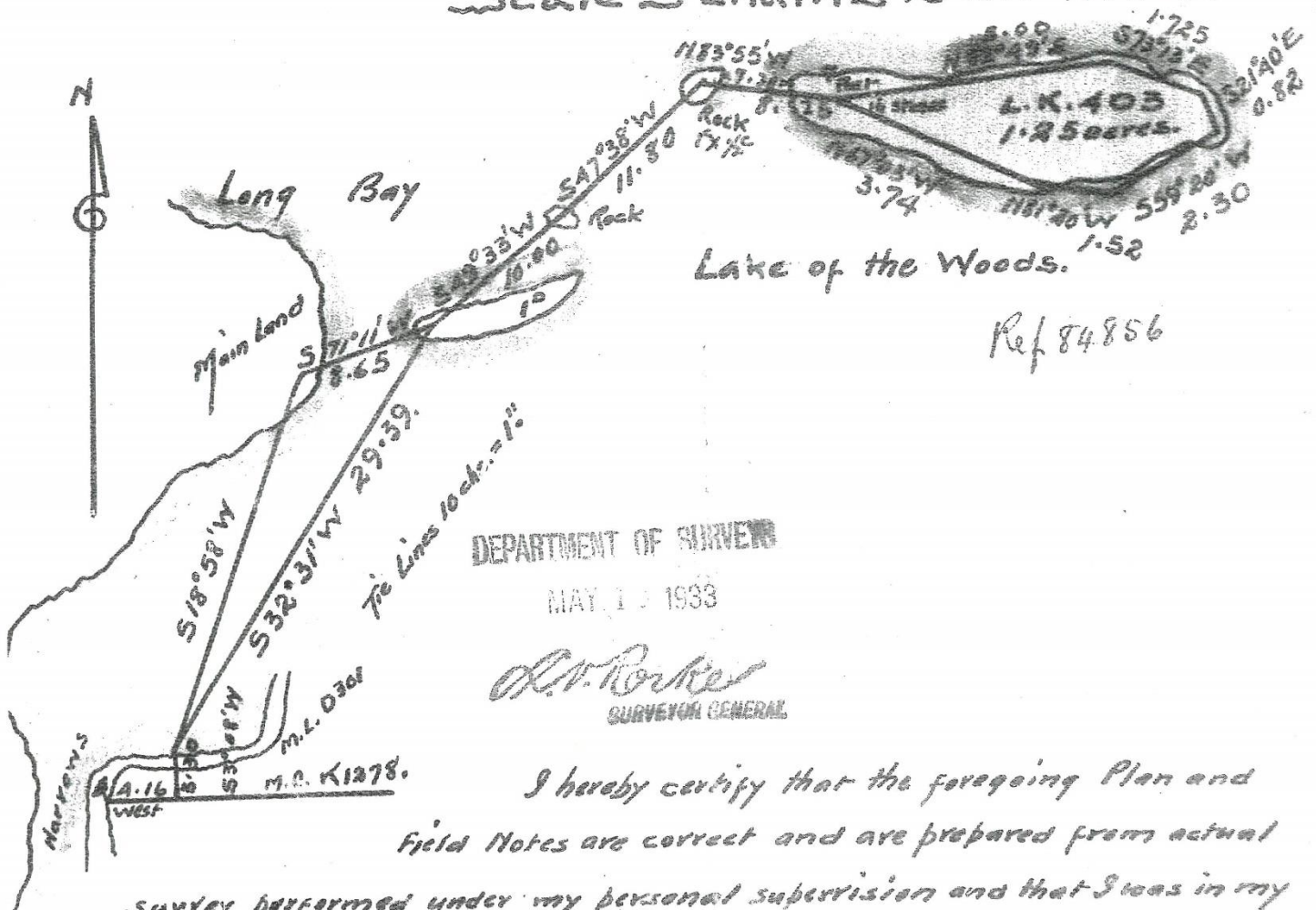
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PLAN OF Island Summer Resort Location L. K. 403

Long Bay - Lake of the Woods and North of Mining Location D 301
and North-east of White Fish Narrows in the District of Kenora.

Scale 3 chains to an inch.



DEPARTMENT OF SURVEY

MAY 1 1933

A. V. Burke
SURVEYOR GENERAL

I hereby certify that the foregoing Plan and
Field Notes are correct and are prepared from actual
survey performed under my personal supervision and that I was in my
own proper person present on the ground during the progress of such survey.

Kenora, Ont.
July 29th, 1931

Albert M. McArthur
Ontario Land Surveyor.

checked Laid Down
W.F.W. 13-1-32.