



LISTING HIGHLIGHTS

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



PIN 42134-0304; 42134-0305
634 Essex Road
Black Sturgeon
TB192518/TB192514

Lot

- 4.82 acres with 585.89 feet of frontage
- Beautiful low-profile property with Green space
- Rock shoreline
- Well treed along rock face
- Great camping spots
- West facing high bluff – Great for sunsets!!

Improvements

- 864 sq. ft main floor with an additional full walkout lower level (Total: 1404 sq. ft)
- 5 bedrooms total + 2 Bathrooms
- Large open deck area on main floor supported by steel
- Concrete foundation
- Floating dock
- Workshop in lower level
- Large storage shed at the rear of the property
- Husqvarna riding lawn mower
- Metal roof

Services: Telephone, hydro, septic tank and field, internet available, fireplace (No WETT), electric/wood forced air furnace, year round road access, hot and cold running water.

Access: North on Essex Road - #634

Taxes: \$5,101.88 in 2019, Hydro \$1,060.49/year

Comments: A landmark property on Essex road is now available! This beautiful sprawling property has it all...a green pasture as you drive in and rugged Canadian Shield following the 500+ feet of shoreline. The cottage is nestled into a low-profile cove that is alive with all sorts of wildlife. The landscape changes as the rock slopes up the west side of the property giving you an amazing vista of the Black Sturgeon River. There is also a strategically cleared area that was used for campers many years ago nestled in the trees. This 5-bedroom cottage is built for a large family in mind, the layout is over two floors including a lower walk out level. The access to the furnace and utilities is easy with everything housed in the lower level. Septic tank and field are at the rear of the house. A small dock is at the shoreline with the potential for more development with the ample frontage. This location is ideal being 15 minutes from downtown Kenora. Come view this turnkey property and imagine the possibilities!

File 4390

\$299,000

Plan of North part
of F.M. 66

