

# LISTING HIGHLIGHTS

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



**PIN 42142-0143**  
**Lot 7 Fire Road 5, Rush Bay Road**  
**Lake of the Woods**  
**Lot**

- 1.0 acre with south-west exposure
- 194 feet of frontage
- Deep water
- Shared circular drive with lots of parking on-site
- 66' Shore reserve is Crown Owned

**Lower Cottage (main)**

- 1,416 sq ft on concrete foundation
- 3 bed, 2 baths with main floor laundry
- Deluxe master ensuite
- Mid-century bungalow with modern vibe featuring mono-slope metal roof and floor to ceiling windows
- Updated kitchen with granite counters and new appliances
- STUV high efficiency fireplace
- Low maintenance siding
- Newer attached decks, railings, and accessibility ramp

**Upper Cottage (guest)**

- 786 main floor sq ft plus 2nd storey on concrete foundation
- 4 bed, 1 bath
- Large attached deck
- Low maintenance siding and asphalt shingle roof
- Can sleep 8-10 when properly configured/furnished

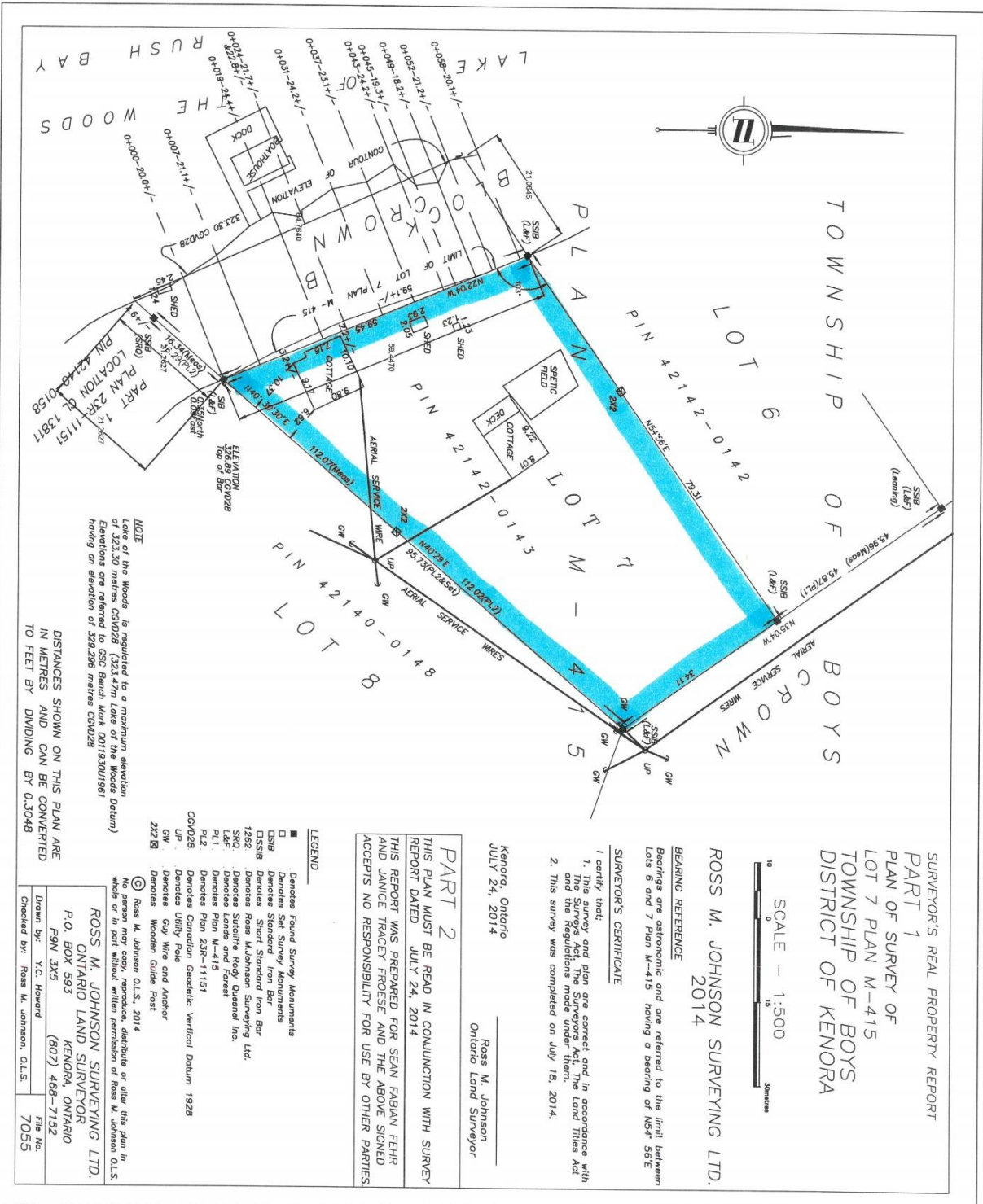
**Waterfront**

- 194' of deep-water frontage
- 1,200 sq ft pipe dock (6 years old)
- Attached 12 x 20 floating dock

**Services:** Each cottage is serviced with its own electric forced-air furnace (2 yrs old), HRV (2 yrs old) and lake drawn water system with electric hot water tank. The Upper cottage has central air, lower cottage does not need it. The cottages share an aquarobic septic field that needs to be replaced.

**File 4410**

**\$1,295,000**



TOWNSHIP OF BOYS  
 LOT 6  
 LOT 7  
 LOT 8  
 DISTRICT OF KENORA

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1  
 PLAN OF SURVEY OF  
 LOT 7 PLAN M-415  
 TOWNSHIP OF BOYS  
 DISTRICT OF KENORA



ROSS M. JOHNSON SURVEYING LTD.  
 2014

**BEARING REFERENCE**  
 Bearings are astronomic and are referred to the limit between  
 Lots 6 and 7 Plan M-415 having a bearing of N54° 58'E.

**SURVEYOR'S CERTIFICATE**

- I certify that:
1. This survey and plan are correct and, in accordance with the provisions of the Survey Act and the Regulations made under them;
  2. This survey was completed on July 18, 2014.

Kenora, Ontario  
 July 24, 2014

Ross M. Johnson  
 Ontario Land Surveyor

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY  
 REPORT DATED JULY 24, 2014

THIS REPORT WAS PREPARED FOR SEAN FABIAN FEHR  
 AND JANICE TRACY FROESE AND THE ABOVE SIGNED  
 ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

**LEGEND**

- Denotes Found Survey Monuments
- Denotes Set Survey Monuments
- CSIB Denotes Standard Iron Bar
- DSIB Denotes Short Standard Iron Bar
- 1282 Denotes Ross M. Johnson Surveying Ltd.
- SNG Denotes S. N. G. Inc.
- PLT Denotes Plan M-415
- PLJ Denotes Plan 23R-1151
- CGV028 Denotes Condon Geodetic Vertical Datum 1928
- UP Denotes Utility Pole
- GW Denotes Guy Wire and Anchor
- Denotes Wooden Guide Post

**NOTE**  
 Lake of the Woods is regulated to a maximum elevation  
 of 323.30 metres CGVD28 (323.47m Lake of the Woods Datum)  
 Elevations are referred to CGS Bench Mark 0011830U1961  
 having an elevation of 328.286 metres CGVD28

DISTANCES SHOWN ON THIS PLAN ARE  
 IN METRES AND CAN BE CONVERTED  
 TO FEET BY DIVIDING BY 0.3048

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Drawn By: Y.C. Howard  
 Checked By: Ross M. Johnson, O.L.S.

File No.  
 7055