

LISTING HIGHLIGHTS

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**PIN 42160-0085
610 Coney Island
Lake of the Woods**

Lot

- 240 feet of frontage
- South Facing
- 1.414 acres
- Low Profile
- Owned to high water mark

Improvements

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ 1,920 sq ft cottage built post-on-concrete foundation (Linwood Design) ○ 4 beds, 2.5 baths ○ Den/Bonus room with skylight ○ Attached screened room brings total footprint to approx. 2,240 sq ft ○ 12 x 12 detached bunkhouse | <ul style="list-style-type: none"> ○ Attached deck ○ Asphalt shingle roof ○ Wood siding ○ Exposed glu-lam beams with mix of cedar, pine and wood interior finishes ○ Boat port with guest docking |
|---|--|

Services: 200-amp hydro, propane direct-vent fireplace, electric baseboard heat, lake-drawn water system, septic tank and field, telephone, internet

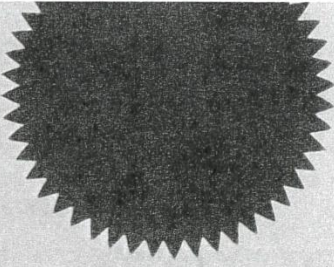
Access: 5-minute boat ride from Tall Pines Marina and accessible via ice road

Taxes: Est \$6,750 in 2020

Comments: Envious south-side location with great privacy and true cottage feel!

File 4412

\$849,000



This plan is approved by the Ontario
Municipal Board pursuant to section
50(20) of the Planning Act, 1983
Dated this 18th day of May 1988

SECRETARY

