

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 42142-0101
5A Lake of Two Mountains
TB201184

Lot

- 1.2 acres
- 133 feet of rocky shore clean water frontage
- Medium profile
- Well treed and very private

Improvements

- | | |
|--|--|
| <ul style="list-style-type: none"> ○ 1,444 sq. ft seasonal insulated cottage ○ 3 bedrooms, 2 bathrooms (1/2 + ensuite) ○ Open living room and kitchen area ○ Screened in room (can be used as a 4th Bedroom) ○ Built in 1991 – New shingles 2012 ○ 2016 Drolet Wood Stove | <ul style="list-style-type: none"> ○ Aluminium low maintenance soffit and fascia ○ Decking on South and West sides and back landing deck ○ Stackable washer/Dryer ○ Storage room under cottage (work shop) ○ Small dock shed at waters edge ○ Certified septic system ○ 200 amp service |
|--|--|

Access: West Highway 17 – Just west of the Sherwood Lake road on the south side of the Highway (two orange markers) – Stay left on road, follow pointers – FR 5A

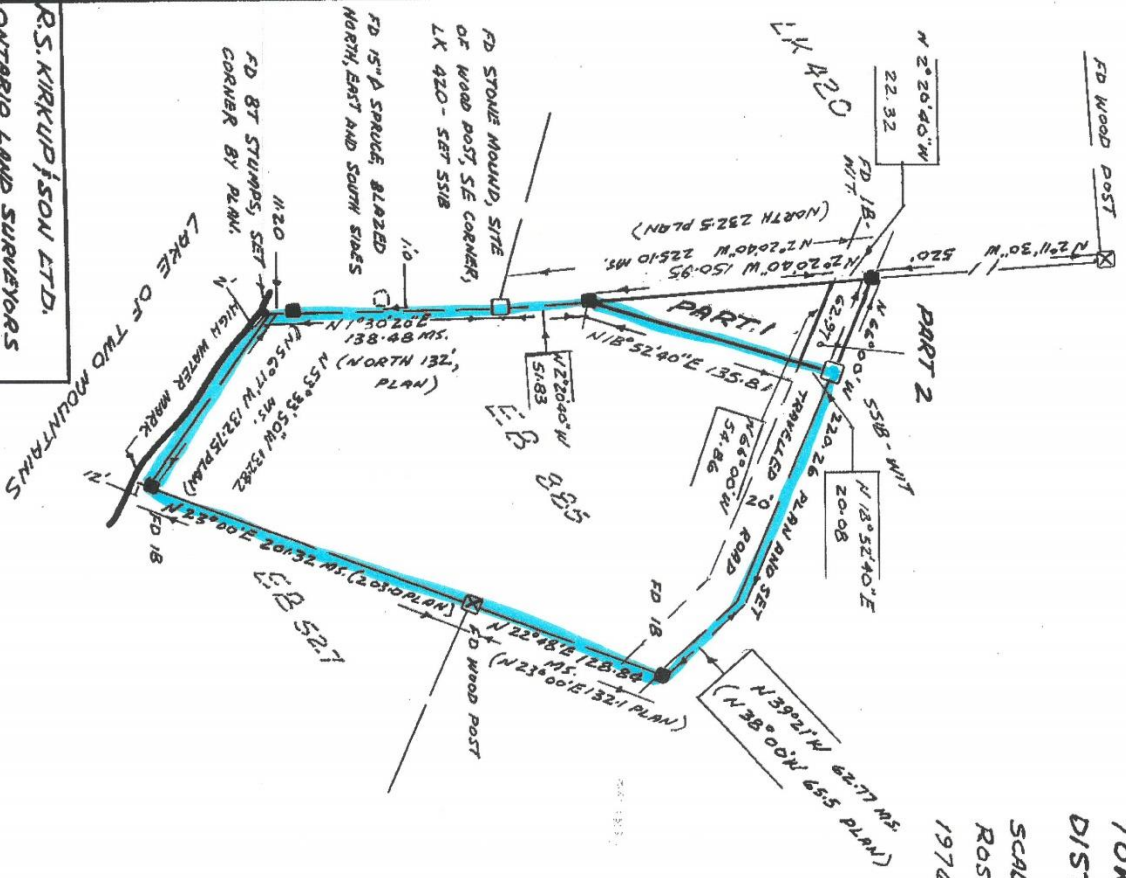
Services: Hydro, telephone, certified septic system, private year-round road access, lake drawn water

Taxes: **\$811.60 in 2019**

File 4413

\$375,000

R.S. KIRKUPISON LTD.
ONTARIO LAND SURVEYORS
KENORA, ONT. K7G-1H4



PLAN OF SURVEY OF
PART OF LOCATION EB 885
TOWNSHIP OF FORGIE
DISTRICT OF KENORA

SCALE - 1" = 100'
ROSS H. BALMER, O.L.S.
1976

TS-1427



- WIT DENOTES WITNESS
- S/S/B DENOTES 1"X1"X24" IRON BAR
- IB DENOTES 3/8"X3/8"X24" IRON BAR
- FD DENOTES FOUND
- BT DENOTES BERRING TREE
- PLAN DENOTES DIMENSIONS ACCORDING TO PLAN OF SURVEY OF LOCATION EB 885 BY E. SEWELL, O.L.S. DATED 11 SEPTEMBER, 1948.
- MS. DENOTES MEASURE.

BERRINGS HEREBY ARE ASTRONOMIC, REFERRED TO THE BEARING OF N23°00'E OF THE WESTERLY LIMIT OF EB 527 ACCORDING TO PLAN AND FIELD NOTES OF ORIGINAL SURVEY OF EB 527 BY E. SEWELL, O.L.S.

ALL HANGING LINES HAVE BEEN VERIFIED.

I HEREBY CERTIFY

- (1) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
- (2) THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN.
- (3) THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY.
- (4) THAT THE SURVEY WAS COMPLETED ON THE 7TH DAY OF SEPTEMBER, 1976.

Ross H. Balmer
ROSS H. BALMER
ONTARIO LAND SURVEYOR

PLAN 23R-3853
APPROVED OCT. 18, 1976
ASS'T EXAMINER OF SURVEYS
E. M. M. King
PLAN 23R-3853
RECORDED UNDER NO. 121828
REGISTERED JAN 4, 1977
LAND REGISTRAR
[Signature]

PART 1 AND 2 - PART OF PARCEL 17026 KENORA FREEHOLD
PART 2 - SUBJECT TO RIGHT OF WAY AS IN INST. 76339