

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 42150-2747
7 Hay Island
Lake of the Woods

Lot

- 7.72 acres
- 718.50 feet frontage
- Low profile
- Easy shore access/Boat launch
- Rock shoreline
- Deep water frontage
- West exposure – Beautiful Sunsets!!

Improvements

- | | |
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| <ul style="list-style-type: none"> ○ 3,590 sq. ft. Custom built and designed lakefront home ○ 4 bedrooms and 4 baths ○ Custom cabinetry ○ Large Chef style kitchen – Wolf Propane Oven/Cook top ○ Commercial Electrolux fridge/freezer ○ Maple hardwood floors ○ Barn board feature accents ○ 1,728 sq. ft of front decking with Hot Tub | <ul style="list-style-type: none"> ○ Over 6,000 sq. ft. of dock area with 3 large boat slips (1 – electric lift) + floating dock ○ Wood fireplace in living room ○ Wired for speakers throughout ○ Propane high efficiency forced air furnace with A/C ○ 50 KW Cummins auto start back up generator ○ 16' X 20' storage garage with concrete floor ○ Full security with remote access |
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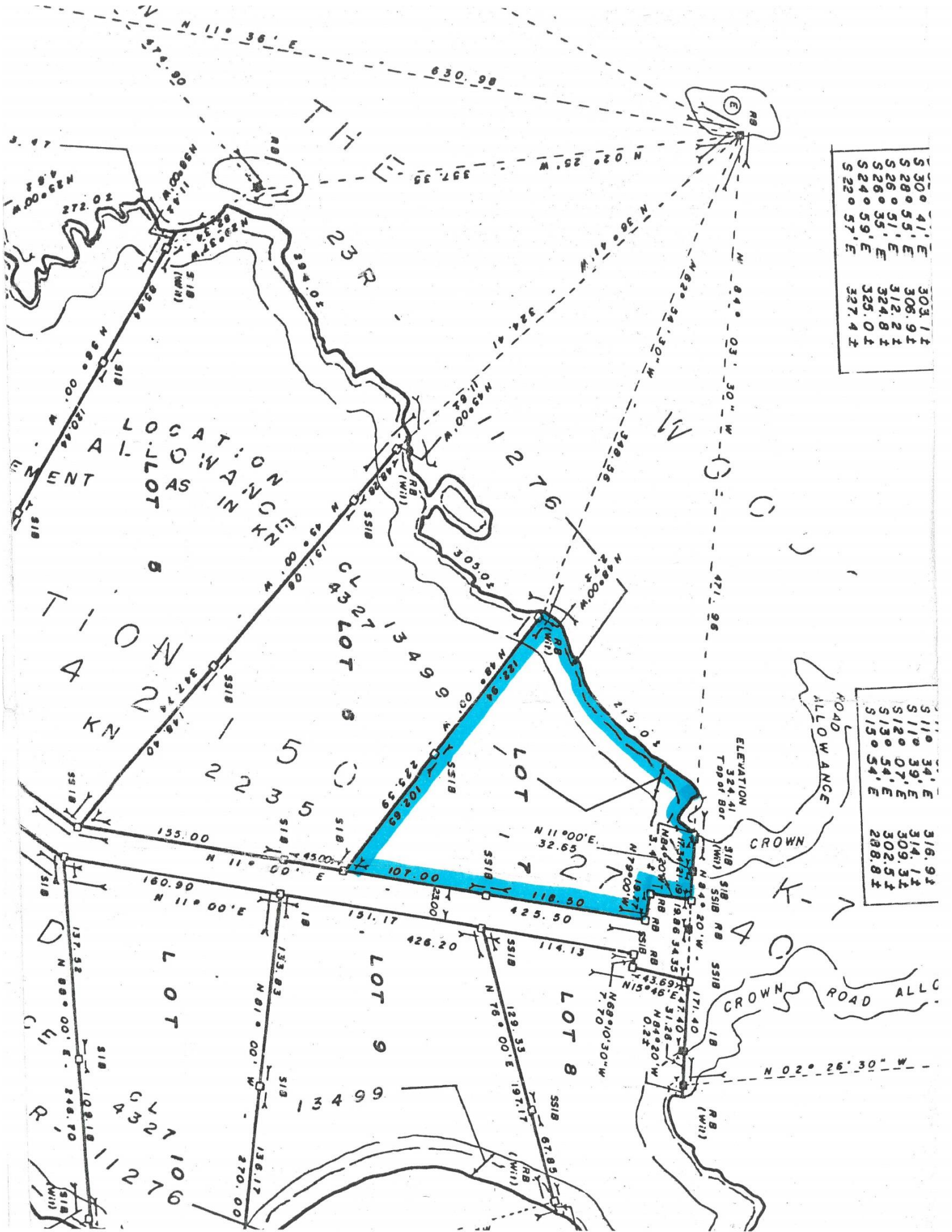
Access: South of Heenan Point (Storm Bay area) – West side of Needle point on Hay Island. 8 minute boat ride from Northern Harbour.

Services: Hydro, certified septic system, propane on site, winter ice road access, water filtration system, internet ready, security.

Taxes: \$3,175.64 in 2020

File 4416

\$2,595,000



530.41'E	303.14
528.55'E	306.94
526.51'E	312.24
524.59'E	324.81
522.57'E	325.01
	327.41

511.34'E	316.91
511.39'E	314.14
512.07'E	309.34
513.54'E	302.51
515.54'E	288.81

ROAD ALLOWANCE

ELEVATION
324.41
TOP OF BOR (W/1)

CROWN ROAD ALLC