

# 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 42150-1935 Island EB 2097 Clearwater Bay**

### Lot

- South east facing
- Low profile
- 1.15 acres
- 815 feet of waterfront

### Improvements

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>○ 1,800 sq. ft. of living space</li> <li>○ 3 bedroom, 2 bathroom</li> <li>○ 3 season cottage</li> <li>○ Metal roof – 2015</li> <li>○ New siding - 2015</li> </ul> | <ul style="list-style-type: none"> <li>○ Back bedroom – 2015</li> <li>○ Workshop 12 x 16</li> <li>○ Diesel generator shed</li> <li>○ Crib docks on east side</li> <li>○ Pine interior</li> <li>○ New kitchen flooring</li> </ul> |
|--|--|

**Services:** Propane appliances (2020), outhouse, diesel generator

**Access:** Water access only. Access via ice road in winter.

**Taxes:** \$1,791.34 in 2019

**Comments:** Enjoy the island life in Clearwater Bay minutes to Kenricia Road boat launch.

**File 4425**

**\$399,000**

PA15849

PATENT. 15849

FORM S. 80 (REVISED)  
DEPT. LANDS AND FORESTS  
TORONTO, ONTARIO

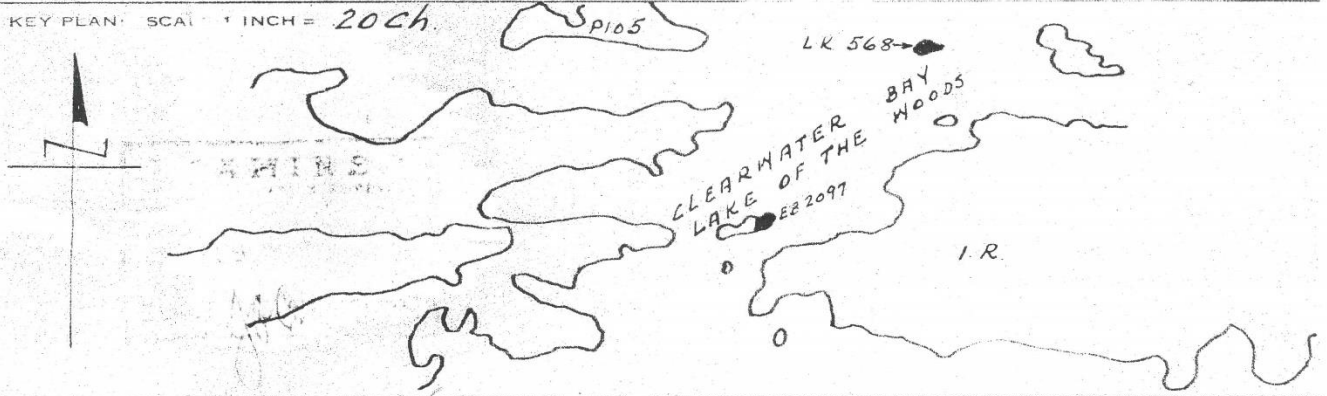
PLAN AND FIELD NOTES  
SUMMER RESORT LOCATION

FILE: 168799

EB 2097  
BEING PART OF ISLAND IN CLEARWATER BAY OF LAKE OF THE WOODS  
SOUTH OF TOWNSHIP OF PELLATT

DISTRICT OF KENORA

KEY PLAN: SCALE 1 INCH = 20 CH.

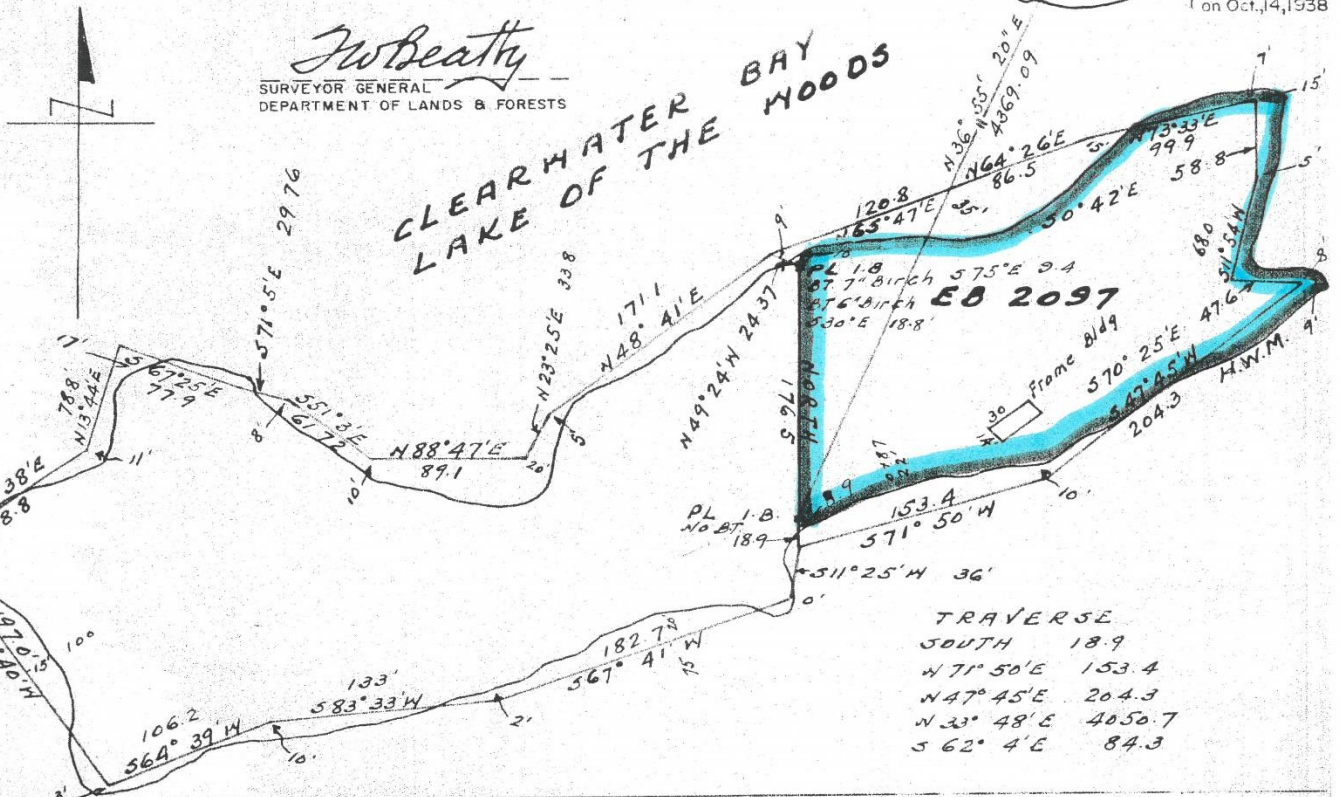


DETAIL PLAN: SCALE 1 INCH = 100'

EXAMINED AND APPROVED

*J.W. Beatty*  
SURVEYOR GENERAL  
DEPARTMENT OF LANDS & FORESTS

LK 568 Patented on March 2, 1944  
Surveyed by A. McMeekin, C.L.S. on Oct. 14, 1938



TRAVERSE

SOUTH	18.9
N 71° 50' E	153.4
N 47° 45' E	204.3
N 33° 48' E	4050.7
S 62° 4' E	84.3

AREA: 1.15 AC	SHORELINE: ROCKY
FRONTAGE: 815' I	TIMBER: PINE Birch
APPLICANT: David J. H. Stinson	CLOSURE: LAT. 049 DEP. 069
SOIL: ROCKY	
BEARINGS DERIVED FROM: observation W. limit EB 2097 North, Ast.	
SURVEY POST DATA:	
DATE OF COMPLETION OF SURVEY: SEPT. 26, 1960	

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE CORRECT, AND ARE PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION, AND THAT I WAS IN MY OWN PROPER PERSON PRESENT ON THE GROUND DURING THE PROGRESS OF SUCH SURVEY.

KENORA, ONTARIO  
OCT. 24, 60  
*Eric D. Sewell*  
ONTARIO LAND SURVEYOR

(ON ONE ONLY)  
93 of Mar. 1951