

LISTING HIGHLIGHTS

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



Leased Land (exp. 2067) Lot 102 Poplar Bay Road Lake of the Woods

Lot

- 1.5 acres +/-
- 245 +/- feet of frontage
- Medium profile
- South exposure
- Deep water frontage
- Excellent privacy – Mature Pine trees

Improvements

- | | |
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| <ul style="list-style-type: none"> ○ 3560 sq. ft Custom Design Home – 4 Bedrooms/3 Bathrooms ○ 1780 sq. ft Main floor with full Walk-out lower level ○ Completed in 2006 ○ Granite kitchen counter tops with matching appliances – Perfect for all Chef's! ○ Secondary rear access for laundry area and mud room (Kitchen access for groceries) ○ New carpet in lower level ○ Easy mechanical access with electric boiler (radiant slab floor on lower level) with supplementary electric forced air furnace for main level | <ul style="list-style-type: none"> ○ Central A/C ○ Heated floors (boiler) in upstairs main bath and partially in master bedroom ensuite ○ 24 X 24 Detached Garage with unfinished sleeping area above ○ Large Dock and Deck area with recently built Boat Port with lift ○ New shingles to be installed on Cottage and Garage in September 2020 at the Vendor's expense |
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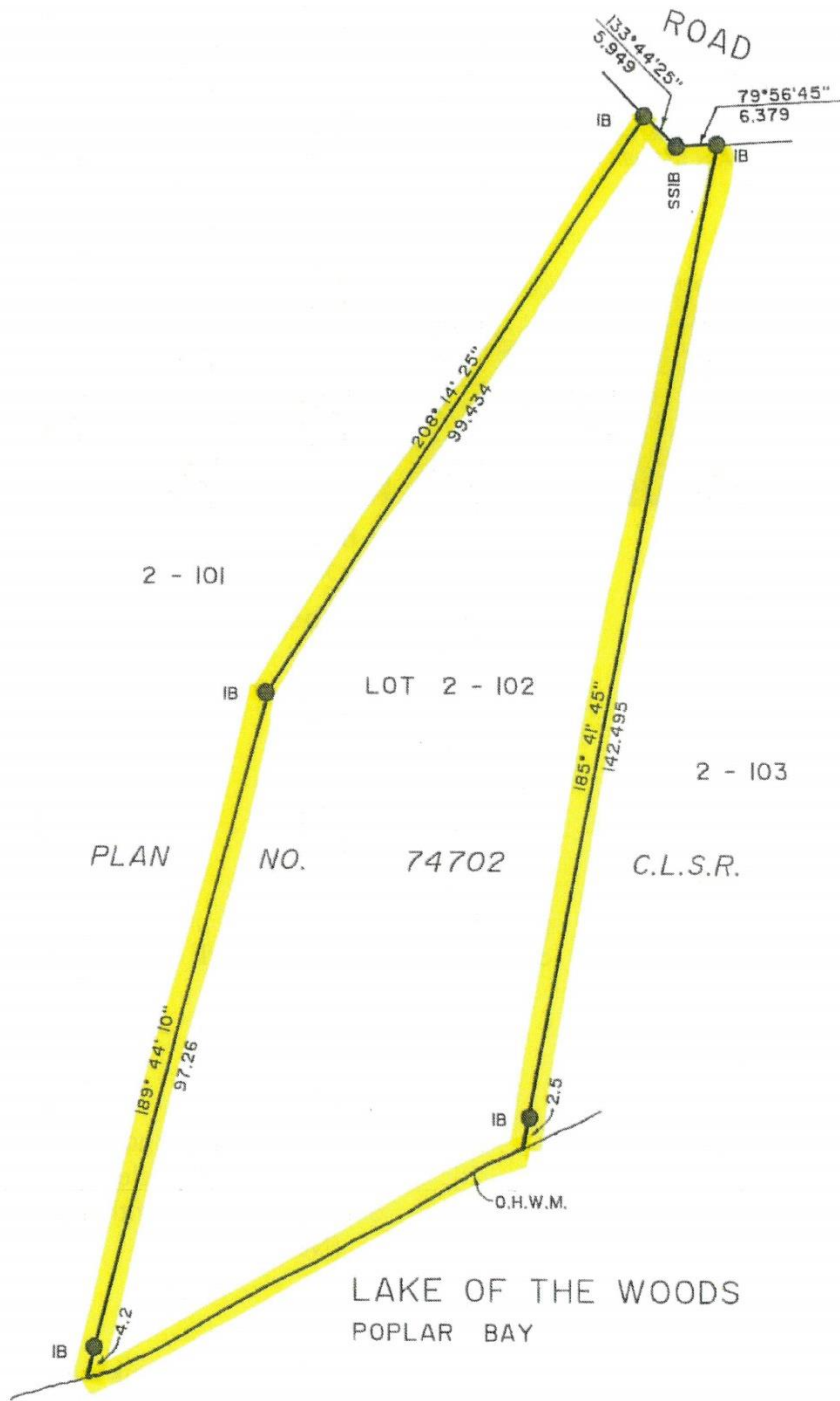
Services: Hydro, septic system, internet and phone available, electric boiler, electric forced air furnace, 4 stage water filtration system with UV light, 4 season road access (currently limited with designated passes)

Access: McKenzie Portage Road – Turn right for Poplar Bay – Turn left on North Poplar Bay Road

Taxes: \$1,200 +/- maintenance fee + Voluntary road charges (\$300 + \$75)

File 4438

\$1,695,000



ENT
BAR 2.5 cm sq. x 1.2 m LONG
sq. x 0.6 m LONG.

IRON BAR
LONG

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 10TH DAY OF JUNE, 1992.

OCTOBER 28, 1992

E.C. Tagium
E.C. TAGIUM
ONTARIO LAND SURVEYOR