

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



Lot 8 Poplar Bay Lake of the Woods Leased Land

Lot

- East exposure
- Low profile lot
- 1.79 acres
- 319.76 ft. of frontage
- 227.11 ft. depth on the south side

Improvements

- | | |
|---|-------------------------------|
| ○ 2,000 sq. ft. fully insulated cottage | ○ Electric forced air furnace |
| ○ 3 bedrooms, 3 bathrooms | ○ 2 propane fireplaces |
| ○ 1,200 sq. ft. attached decks | ○ Granite kitchen |
| ○ Finished guest cottage with bathroom | ○ Stainless steel appliances |
| ○ Dock | ○ Sand beach |

Services: Electricity, septic field, propane fireplaces, telephone and internet

Access: Accessible via McKenzie Portage Road

Taxes: \$2,000.00 leasing fee

Comments: The lease with Indian Affairs of Canada is valid until 2067 which is rewarded with a low annual maintenance fee.... Avoid high taxes!

File 4472

\$859,000

RESERVE NO. 38A

T1224 C.L.S.R.

PLAN 63592 C.L.S.R.
 FILED IN THE LAND REGISTRY OFFICE AT KENORA AS MISC. 423

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