

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 42151-0612
470 Hwy 641
Louise Lake

Lot

- Large acreage (9+ acres)
- 840 +/- feet of frontage
- Low profile
- In unorganized territory
- Excellent privacy
- Great walking trails
- Firepit area

Improvements

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ 2,100 total sq. ft. home ○ 3 bedrooms, 2 bathrooms ○ Built in 1977 ○ Southern exposure ○ Private boat launch ○ Depth off dock is +/- 9 feet ○ Dog kennel and dog run ○ Submersible pump with dual filtration with UV | <ul style="list-style-type: none"> ○ New roof in 2012 ○ Fully insulated (24 x 28) 2 stall garage (100 amp) ○ 200 amp hydro main ○ Forced air oil furnace ○ Greenhouse ○ Lake drawn water system ○ 12 x 24 cold storage building |
|---|--|

Services: Certified Septic Field, School Bus Service, 200amp Hydro Service, Forced Air Oil Furnace, Central A/C

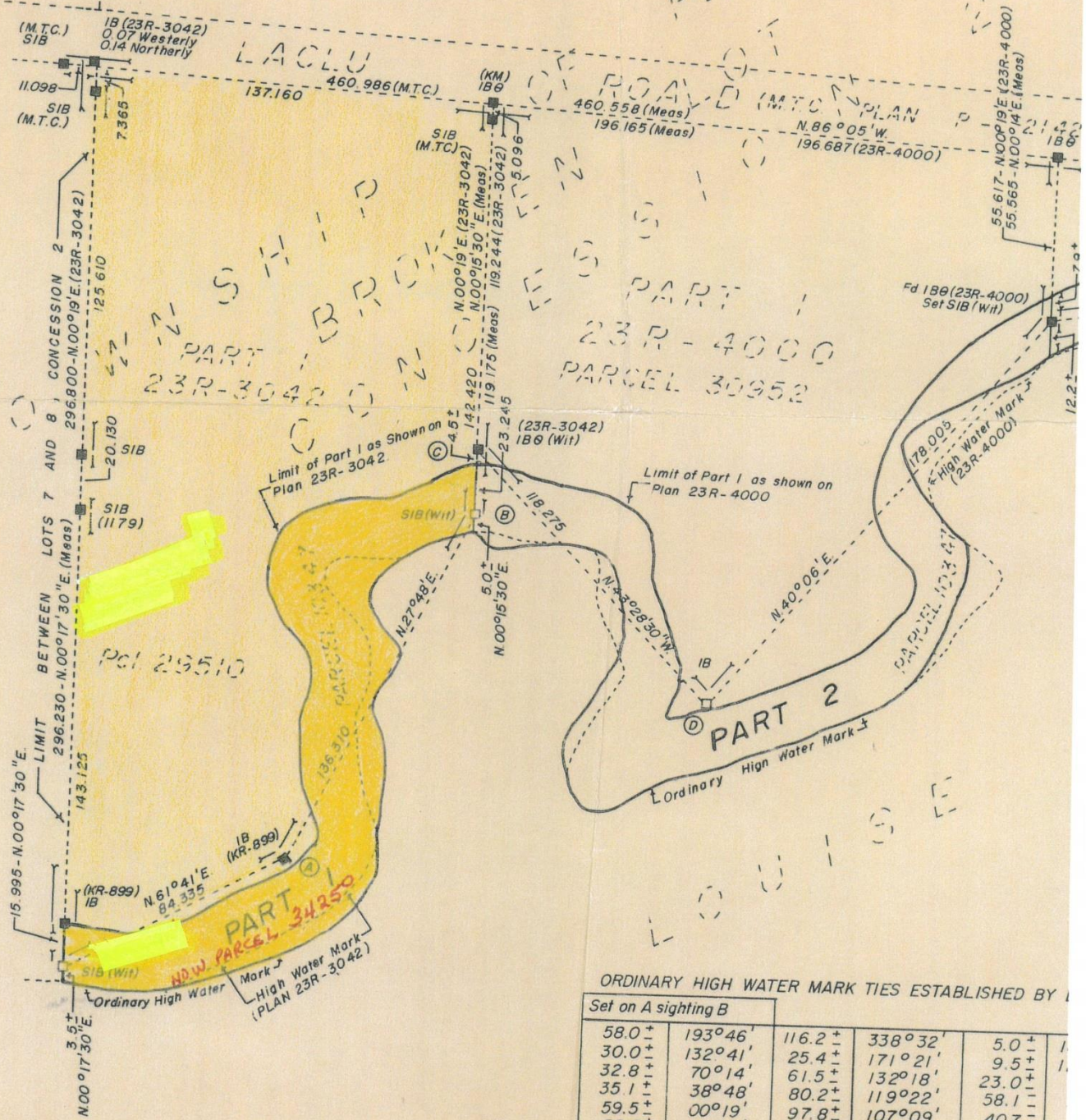
Access: Highway 641 just past the bridge if heading West. 3rd Driveway on your left hand side. For Sale Posted at end of Driveway

Taxes: \$1,747.51 in 2020

File 4474

\$469,000

PART DELLAIT



23R-3042
 23R-4000
 PARCEL 30952

LOUISIANA

ORDINARY HIGH WATER MARK TIES ESTABLISHED BY

Set on A sighting B			
58.0 ±	193°46'	116.2 ±	338°32'
30.0 ±	132°41'	25.4 ±	171°21'
32.8 ±	70°14'	61.5 ±	132°18'
35.1 ±	38°48'	80.2 ±	119°22'
59.5 ±	00°19'	97.8 ±	107°09'
82.0 ±	00°19'	106.6 ±	80°40'
53.7 ±	11°35'		
134.2 ±	08°06'	Set on F Sighting E	
152.4 ±	17°49'	245.6 ±	261°00'
139.6 ±	29°35'	222.2 ±	264°49'
105.4 ±	38°08'	158.9 ±	275°36'
106.3 ±	52°05'	122.2 ±	282°53'
138.3 ±	49°57'	93.6 ±	284°52'
		77.3 ±	283°56'
		62.7 ±	279°19'
Set on D Sighting C		43.5 ±	300°47'
109.9 ±	317°11'	25.6 ±	299°09'
116.2 ±	324°19'	12.0 ±	280°54'
124.2 ±	329°50'		