

LISTING HIGHLIGHTS

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



PIN 42150-3104 & 42150-1109 Location 305P Treaty Island Lake of the Woods

Lot

- Landscaped 6 acres +/- estate on south side of Treaty Island
- 1,188 +/- feet of frontage owned to highwater
- Includes lakebed title below boathouse and the two islets south of the boathouse

Improvements

- +/- 5,555 sq ft main cottage with 10 beds and 5 full baths and 3 half -baths
- Renovated kitchen with breakfast room
- “Maid’s Quarters” with laundry, a bedroom and bathroom
- Multiple sitting areas, formal living room, den and more. Total of 3 wood burning fireplaces throughout and 1 propane fireplace in the kitchen
- Ample storage throughout
- Detached “Dance Hall” features original bar and fireplace with updated lighting/wiring throughout + new 2 pce bathroom
- 2,048 sq ft Lakeside Pavilion offers two levels of entertaining space with his and hers bathrooms, laundry, storage and screened room on main floor
- 6,167 sq ft Boathouse offers a second floor 2,146 sq ft living accommodation with 4 beds, kitchen and 1.5 baths
- 4 wet slips in boathouse

Services: Electric baseboard heating, lake-drawn water (treated), gravity-flow irrigation for the yard, septic tank & field, landline phone, internet & WIFI

Access: Boat access and winter ice road

Taxes: \$4,505.54 in 2021

File 4478

\$3,950,000