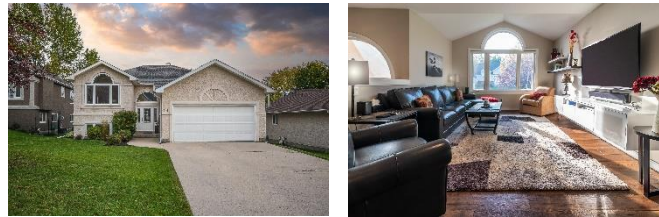


LISTING HIGHLIGHTS

OFFICE: 807.468.3541 TOLL FREE: 800.528.8848 FAX: 807.468.4676
138 MAIN STREET S. | KENORA ONTARIO | P9N 1S9 | CABINCOUNTRY.COM



PIN 42167-0052
110 South Park Drive
City of Kenora, ON

Lot

- 18.309m x 41.236m
- Landscaped
- Serviced with municipal sewer & water and natural gas
- West Exposure

Improvements

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ Split Level built in 1993 ○ 1,385 sq ft upper level, 1,385 sq ft lower-level w total of 2,770 sq ft of living space ○ Concrete foundation, stucco siding, asphalt shingle roof (2013) and triple pane windows and doors (2014) ○ Modern kitchen w custom cabinetry, hard surface counters and stainless-steel appliances ○ 2 beds up, 2 beds down ○ 3 full baths | <ul style="list-style-type: none"> ○ Hardwood Flooring on upper level ○ Updated main floor laundry ○ Bar in lower level ○ Open concept kitchen/dining and living room ○ Attached heated and insulated garage ○ Ample storage below stairs ○ Attached rear deck ○ Concrete driveway |
|---|--|

Services: 100-amp hydro, forced-air natural gas furnace (new in 2016) w HEPA air filtration, central air, gas power vented hot water heater (new in 2016/owned), city sewer & water, high speed internet, landline telephone

Taxes: \$3,821.40 in 2021

Comments: Meticulously maintained with many recent upgrades and finishes. No conveyance of offers until after 4pm Tuesday October 12th, 2021

File 4499

\$599,000

PORT SUMMARY

- LOT 110, REGISTERED PLAN 23M-890,
A, DISTRICT OF KENORA.

ONE APPARENT.

RIGHTS OF WAY - SUBJECT TO AN
PART 3, 23R-8738.

MUNICIPAL BY-LAWS - NOT CERTIFIED BY

