

# 270 Beryl Winder Road

## LISTING HIGHLIGHTS

### FILE NO. 4501 Winnipeg River Road Access

#### Selling Features:

- 1.17 Acres
- Low profile
- Titled land
- West exposure

**Services:** 200 AMP Hydro, lakedrawn water, certified septic, garbage and recycling pick up, filtration system with U.V. light, A/C unit with heat pump, Osburn wood fireplace

**Taxes:** \$4,343.75 in 2021



**Comments:** Built in 2010, this seasonal cottage located on the Winnipeg River is a perfect fit for today's recreational buyer. This road accessible cottage is sitting on 1.17 acres of titled land with approx. +/- 175 feet of deep-water frontage.

The cottage offers a total of 1,320 square feet of living space that includes an open concept kitchen/living area, 3 bedrooms, 2 full bathrooms, a main floor laundry room and a bonus 3 season attached screen room located off the living room taking in the stunning west views of the bay.

The low-profile lot makes it extremely easy to access the dock and lakeside shore station. The floating docking is perfect for swimming and mooring boats during the summer months. The cottage has all the amenities of home with a certified septic field, lake-drawn water system with filtration and U.V light, and three types of heating sources that include baseboard heat, heat pump/AC split unit and an Osburn airtight fireplace. The Winnipeg River system offers some of the very best boating, fishing and exploring in the area. Take a short car ride to downtown Kenora or take a day trip by boat to the town of Minaki - this location has some of the best offerings around!

Don't miss another lake season and inquire today!

**\$579,000**





**Improvements:**

- Built in 2010
- Open concept kitchen/living room
- 3 season screen sunroom
- Insulated walls, floors and ceiling
- Master bedroom with walk in closet and ensuite
- Ample parking for guests
- Quiet bay for swimming and docking

**Access:** Beryl Winder Road via Hwy 17 bypass

**Additional Specs:**



**3 BEDROOMS**



**2 BATHS**



**1,320 SQ. FT.**



**175 FT.**







SCAN ME





