

# LISTING HIGHLIGHTS

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



**PIN 42180-1976**  
**270 Beryl Winder Road**  
**Winnipeg River**

## Lot

- Titled land
- 1.17 acres
- Low profile
- West exposure
- +/- 175 feet of waterfront

## Improvements

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| <ul style="list-style-type: none"> <li>○ Built in 2010</li> <li>○ Approx. 1,320 sq. ft. of living space</li> <li>○ 4 bedrooms</li> <li>○ 2 x 4pc bathrooms</li> <li>○ Open concept kitchen/living</li> </ul> | <ul style="list-style-type: none"> <li>○ 3 season screen sunroom</li> <li>○ Insulated walls, floors and ceiling</li> <li>○ Master bedroom with walk in closet and ensuite</li> <li>○ Ample parking for guests</li> <li>○ Quiet bay for swimming and docking</li> </ul> |
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**Services:** 200 AMP Hydro, lakedrawn water, certified septic, garbage and recycling pickup, filtration system with U.V. light, A/C unit with heat pump, Osburn wood fireplace

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

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

**Comments:** Road accessible cottage on the Winnipeg River

**File 4501**

**\$595,000**

