



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



1400B Anderson Branch Road

42136-0245

Perron's Cove

Lot

- West view
- 300 ft frontage, 300 ft deep
- 2.08 acres
- Shore reserve crown owned
- Low height profile
- Gradual slope

Improvements

- Year round home built in 1987/88
- Wood foundation
- Stucco exterior new in 2016
- New shingles 2015
- 2 Bedrooms, 2 Bathrooms
- Boiler and Tank inspected July 2016
- Master suite on upper level
- 1520 square feet main floor
- 2300 square footage total
- 28x36 attached garage, insulated
- Floating dock and sundeck at shoreline
- Septic field inspected August 2015

Services: Lake and well water, septic tank and field, oil fired boiler

Access: North on Redditt Road, West on Anderson Branch Road to Perron's Cove, driveway #1400B

Taxes: \$5,668.00 in 2017

Heat: Oil in 2016 - \$4,998.00

Extras: Appliances included, furniture may stay.

Comments: The owner has occupied since new. WETT Inspection and oil tank have not been completed.

File 4183

\$545,000

Patent 14399

FILE 89250

EB 1534

PART OF LOT 19 CON. II
TOWNSHIP OF MELICK
DISTRICT OF KENORA

KEY PLAN SCALE 1 INCH = 40 FT.



DETAIL PLAN SCALE 1 INCH = 2'-0"



DATE 2. 10. 85

FRONTAGE: 34.5' E

J. SPIVAY
ed. CLAY AND ROCK

Seeth Limit CEN. II

Славно Славо

Nelson Paper

CLOSURE
LAT. 0.01 DER 0.07

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE CORRECT, AND WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION, AND THAT I AM IN MY OWN PROPER PERSON PRESENT ON THE GROUND DURING THE PROGRESS OF SUCH SURVEY.

КЕРАКА UNTAMIC

APR 16 1954

APRIL 18 1956
L. B. J. Fennell