

# LISTING HIGHLIGHTS

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



## 44 Damar Heights PIN 421740100 / Lot 12 Plan M755 The Winnipeg River

### Lot

- 286 feet of frontage
- 656 feet deep
- 2.99 acres
- South west exposure
- High profile with deep water
- Above average privacy

### Improvements

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>○ 2,536 sq ft of total living space over two levels</li> <li>○ 3 beds, 2 baths</li> <li>○ Built in 1983</li> <li>○ New roof in 2008</li> <li>○ 480 sq ft winterized guest cottage with attached 160 sq ft screened porch</li> </ul> | <ul style="list-style-type: none"> <li>○ Wood siding and stucco exterior painted in 2014</li> <li>○ Hardwood flooring</li> <li>○ Attached deck</li> <li>○ Sunroom</li> <li>○ Indoor hot tub on lower level</li> <li>○ Sauna</li> </ul> |
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**Services:** Hydro, electric baseboard heating, pellet stove, landline telephone, high speed internet, certified septic system, lake drawn water with heat trace

**Access:** Anderson Road to Kerr Drive, right on Damar Heights

**Taxes:** \$6,752 in 2015

**Comments:** Above average privacy here only 12 minutes to downtown Kenora

**File 4223**

**\$479,900**

M755

PART 14

BLOC

R = 46.109  
ARC = 41.936  
CH. = 40.50  
N 85° 22' 50"

R = 20.0  
ARC = 37.350  
CH. = 32.154  
N 18° E

R = 200  
ARC = 26.704  
CH. = 24.764  
N 70° 15' W

R = 20.0  
ARC = 40.666  
CH. = 34.014  
N 26° 15' E

R = 20.0  
ARC = 12.217  
CH. = 12.028  
N 13° 30' E

R = 20.0  
ARC = 29.671  
CH. = 27.024  
N 46° 30' W

R = 20.0  
ARC = 45.1  
CH. = 36.1  
N 38° 52' 15" E

Winnipeg

