

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



2-41 Poplar Bay CLSR 72260 Rat Portage Reserve 38A - Leased Land Lake of the Woods

Lot

- Low profile
- 1.75 acre
- North exposure

Improvements

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ 1,449 sq ft year-round cottage ○ Built in 2010 ○ Concrete foundation ○ Full-height walkout basement (unfinished) | <ul style="list-style-type: none"> ○ 2 beds + MBR loft ○ Open concept main floor ○ Attached decks, lower deck setup and wired for a hot tub ○ Canexel Siding |
|---|--|

Services: Eco-flo septic system with heat traced pipes, winterized water system (lake drawn, 2 stage filter), hydro, electric forced air furnace, wood stove

Access: McKenzie Portage Road to Poplar Bay

Road Fee: \$1,002 in 2016

Comments: The band/corporation is contemplating a property tax on these lots in the future. These owners plan on installing/finishing the flooring and baseboards.

File 4225

\$599,000

72260

