

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



**PIN 42125-0113 and -0963
1513 A Storm Bay Road
Lake of the Woods**

Lot

- 129.6 feet of frontage
- .88 Acre including 66' reserve
- Low Profile
- West Facing with deep water frontage

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ 2,536 total square feet built in 1993 ○ Fully winterized with newer propane furnace ○ 3 beds, 2 baths ○ Attached Screened Room ○ Air tight woodstove (installed by Flame & Comfort out of Winnipeg) ○ Boathouse in 2010 ○ Shingles 2010 | <ul style="list-style-type: none"> ○ Lower Level Rec Room with Bar ○ 2 Stall Boathouse with lifts and rooftop deck (Built by PB Carpentry) ○ Attached upper and lower level decks ○ Storage Shed ○ A/C unit 2013 ○ Furnace in 2016 ○ 1,0000 Gallon septic tank in 2013 |
|---|---|

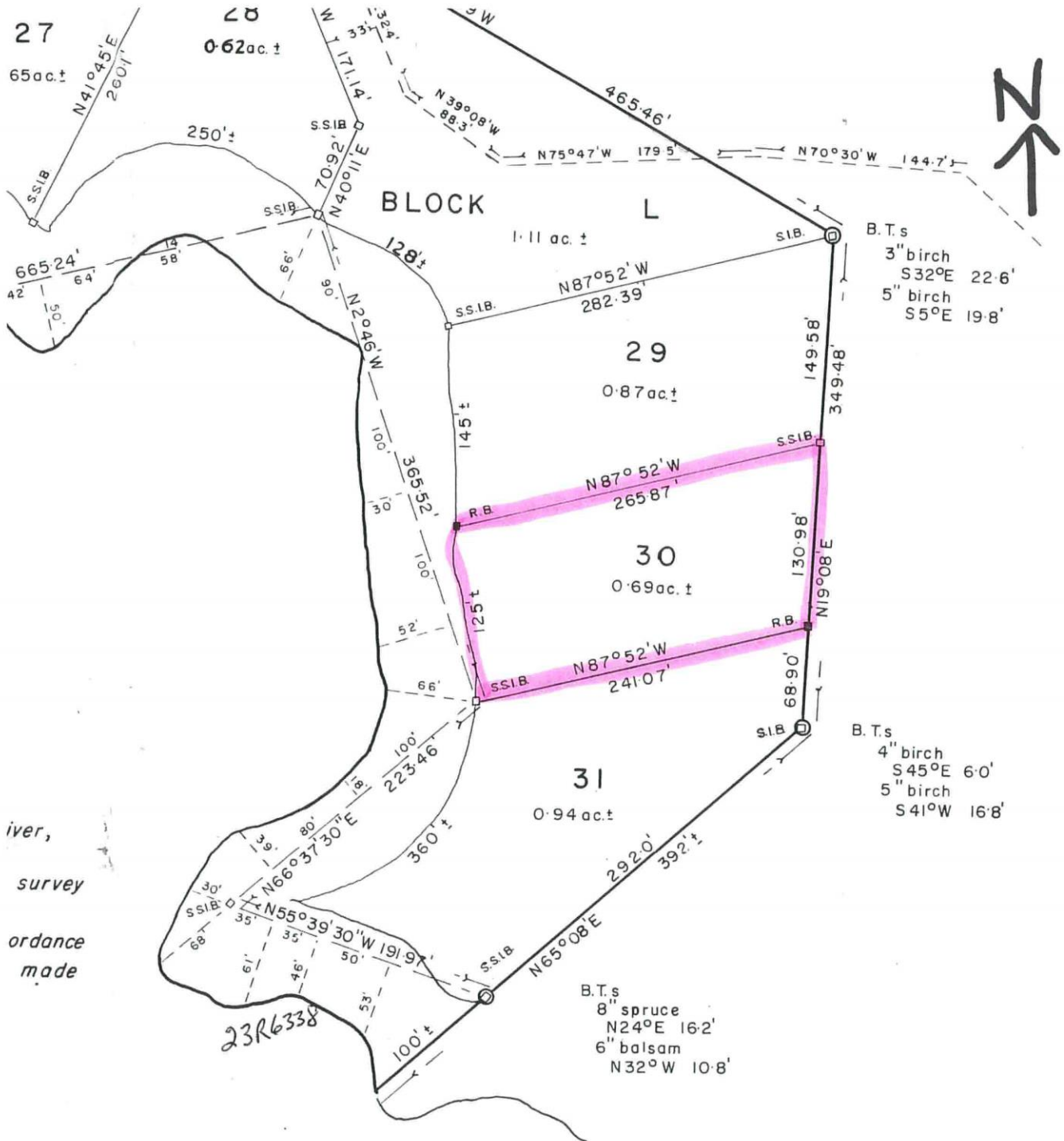
Services: Hydro (200 amp), lake-drawn water with sub pump and filtration, propane hot water (owned), telephone, internet, central vac, satellite TV, certified septic tank & field

Access: Storm Bay Road to Driveway 1513 A, Shared driveway entrance says "McKie", stay right

Taxes: \$2207 in 2017

File 4250

\$869,000



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survey
ordance
made

23R6338

OWNER'S CERTIFICATE

Lots 14 to 31 inclusive and Blocks A,I,K and L, as designated within the area of survey outlined, have been laid out in accordance with my instructions.

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A. A. O. O. O. O.