

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



42125-0111 Lot 28 Storm Bay Road Lake of the Woods

Lot

- South west exposure
- .62 Acres
- 250 Frontage
- Level lot
- Low height profile
- Easy access off Storm Bay Road
- Sand shoreline
- Shore reserve crowned owned

Improvements

- | | |
|--|--|
| ○ 3,794 Total living area | ○ 5 Bedrooms, 3 bathrooms (one 4 PC, two 3 PC) |
| ○ West end built in 1975 | ○ Cedar siding |
| ○ East end addition built in 1995 | ○ Concrete foundation |
| ○ New shingles in 2013 | ○ Septic tank and field |
| ○ Painted in 2014 | ○ Oil forced air heat |
| ○ Central A/C | ○ Woodstove in sunroom |
| ○ Formal living room | ○ 14-16' depth off dock |
| ○ Natural sand beach | ○ Second lower level family room (24x16) |
| ○ Main floor family and sun room (24x16) | |

Access: Storm Bay Road Driveway 1479 – A just past Branch Road 13

Taxes: \$2,575.00 in 2016 (Oil is \$1,300 per year)

Comments: South facing low profile lot with a year-round cottage. Great docks, Crown land as neighbor to the east. Walk out lower level. Attached decks. Double garage.

File 4251

\$769,000

R.G. Code - Surveyor General
Department of Lands and

This 17th day of

MINISTER OF MU



CERTIFICATE

of the District of Rainy River,
did personally supervise the survey
are correct and are in accordance