

# LISTING HIGHLIGHTS

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



## 42180-1265 Harbour Island District of Kenora (Minaki)

### Lot

- North and east exposure, low height profile, mostly level lot
- 2.03 Acres
- Crown owned reserve – Crown as neighbor to the south
- 734 Sq. Ft. Frontage
- 141.948 m along west limit
- 76.263 m along south limit

### Improvements

- |  |                                      |
|--|--------------------------------------|
| ○ Main cabin plus a sleeping cabin     | ○ Smart board siding                 |
| ○ 912 Sq. ft. main cabin built in 1996 | ○ New shingles on main cabin in 2015 |
| ○ 12x16 Guest cabin built in 2000      | ○ Tool shed, 12x12                   |
| ○ Both cottages are well insulated     | ○ Floating dock, 8x20                |
| ○ Post on pad construction             |                                      |

**Services:** Solar panels, twin 24 volt banks, 5500 generator, gravity flow water with gas driven pump, propane hot water tank, leeching pit / outhouse, sunmar composting toilet, electric remote start generator

**Access:** North on Minaki about 15 minutes by boat. East shore of Harbour Island. South point of the bay on east side of Harbour Island.

**Taxes:** \$240.00 in 2017

**Comments:** This cabin was built and maintained by the current owner. Very well built, very well maintained. Fully insulated for use 12 months of the year.

**File 4252**

**\$270,000**

23R A396.

July 28, 1992.

Examiner of Surveys

