

# **LISTING HIGHLIGHTS**



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

#### Lot

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

#### **Improvements**

- Main cabin plus a sleeping cabin
- 912 Sq. ft. main cabin built in 1996
- $\circ$  12x16 Guest cabin built in 2000
- Both cottages are well insulated
- Post on pad construction

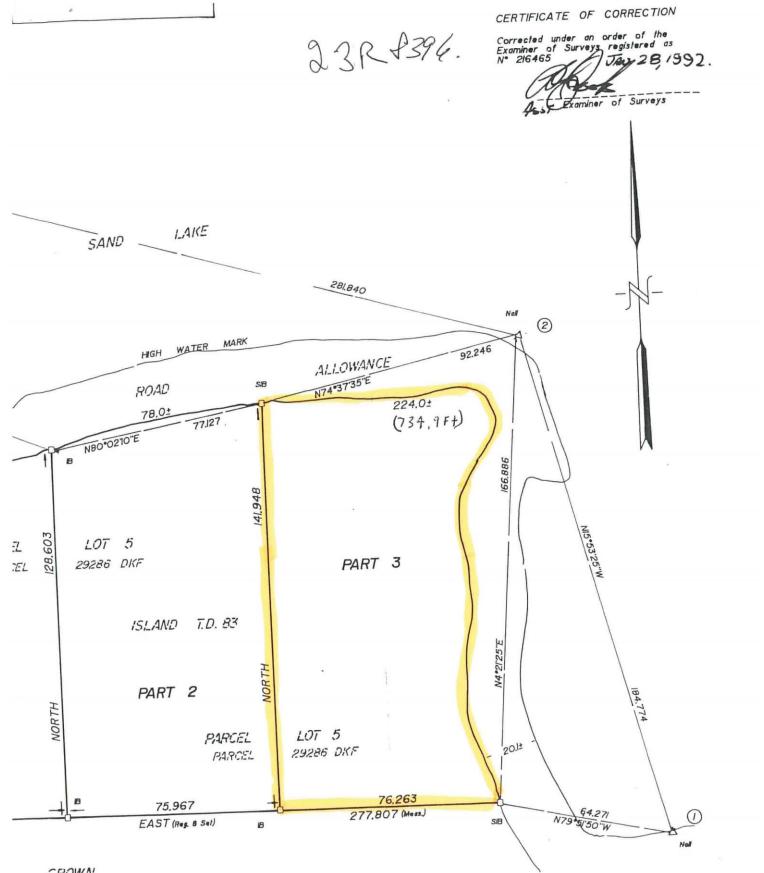
- Smart board siding
- New shingles on main cabin in 2015
- $\circ$  Tool shed, 12x12
- o Floating dock, 8x20
- **Services:** Solar panels, twin 24 volt banks, 5500 generator, gravity flow water with gas driven pump, propane hot water tank, leeching pit / outhouse, sunmar composting toilet, electric 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



CROWN