

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



42150-1574 Thompson Island Lake of the Woods

Lot

- Western exposure
- Low profile
- Deep water frontage
- .97 Acre lot
- 215 Feet of frontage
- Reserve is crown owned

Improvements

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ Main cottage was built in 1978 ○ New shingles in spring 2016 ○ 1,198 Square feet of living space ○ 3 Bedrooms, 1 4-piece bathroom ○ Fireplace / baseboard heat ○ Hardwood floors | <ul style="list-style-type: none"> ○ Guest cabin was built in 1982 ○ 528 Square feet of living space ○ Woodstove / baseboard heat ○ Insulated for winter use (no water) ○ Post on pad foundation on both buildings ○ New crib to make a “U” shaped dock ○ 15x13 Screen room |
|---|--|

Services: 200 Amp hydro, high speed internet, composting toilet, outhouse, jet water pump

Access: Thompson Island before Holmstrom’s Marsh

Taxes: \$1,900 in 2016

Comments: Enjoy this west facing island property with both a main and guest cabin. Winter ice road goes right past your front door view!

File 4271

\$439,000

LAKE OF THE WOODS DISTRICT OF KENORA

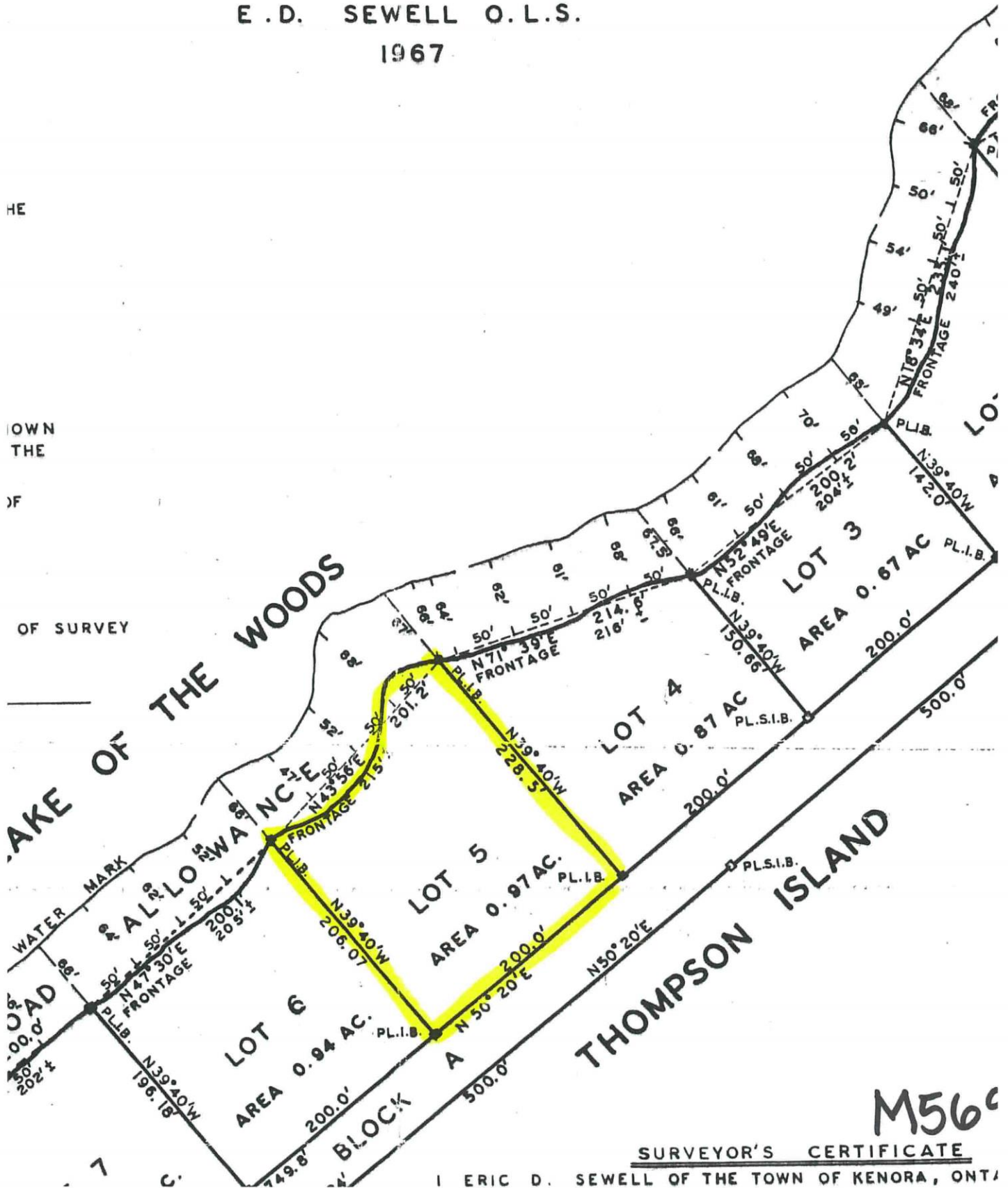
SCALE 1 INCH = 100 FEET

E. D. SEWELL O.L.S.

1967



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SURVEYOR'S CERTIFICATE

ERIC D. SEWELL OF THE TOWN OF KENORA, ONT.