

# 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



## 42150-1600 Poplar Bay Island Lake of the Woods

### Lot

- 28,865 m2 or 7.13 Acres
- Entire Private Island
- Well treed, rock shoreline, deep water on all sides
- 1,020m perimeter (3,346 ft.)

### Main

- 2,640 sq ft with 3 Bedroom, 2 bath main cottage, built in 1977
- Well maintained, new shingles in 2004
- 11 sliding glass doors
- Post on pad construction, wood lap siding
- Single Boathouse with attached boat port: 2 slips with electric lifts. Slips are 11x21 and 12x24
- Wood burning fireplace in living room
- Large master bedroom with ensuite
- Attached verandah with floor to ceiling screens and decks all around (recently re-finished)
- Serviced with its own landline phone and network connection

### Guest

- 1,008 sq ft with 2 Bedroom, 1 bath
- Drilled pipe and steel beam construction
- Built in 2009
- Perfectly maintained and fully insulated
- Electric Baseboard Heat
- 12x24 attached verandah with floor to ceiling screens
- Outdoor Shower
- Serviced with its own landline phone and network connection

### Bunkhouse

- Located at water's edge steps from boathouse

**Services:** Certified septic tank and field, high speed internet, 2 phone lines, hydro

**Taxes:** \$2,811.76 in 2017

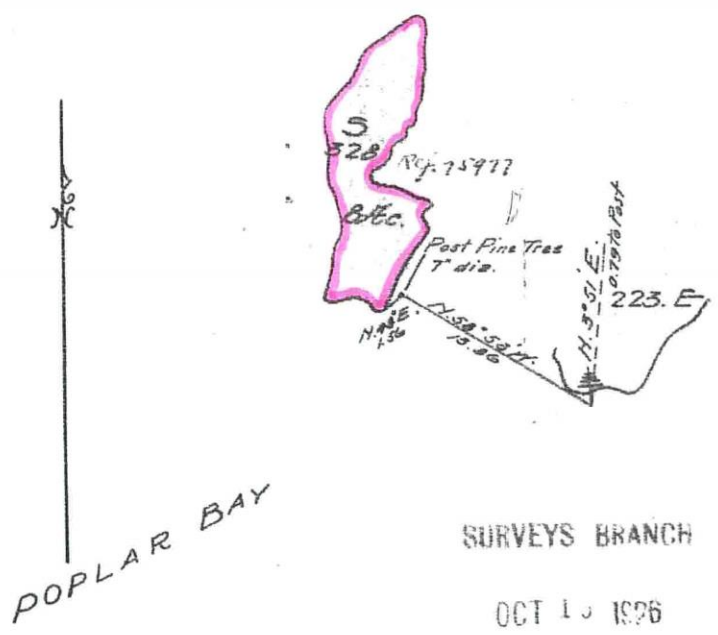
**Comments:** Comfortably sleeps 10 across all 3 buildings with lots of room for future development and amazing privacy!

**File 4274**

**\$1,100,000**

Plan of Mining Location 5.528  
Poplar Bay-Lake of the Woods  
Rainy River District  
Scale: - 10 chains to an inch

(sgd) Edmund Hague, O.L.S.  
Ret Intage Dec. 27th. 1877



SURVEYS BRANCH

OCT 15 1876

*C. S. Parker*  
DIRECTOR OF SURVEYS

B