



LISTING HIGHLIGHTS

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



42134-0113
2009 East Melick Road
Deacon Lake

Lot

- Medium to low profile
- Northern exposure
- 50+ Acres of private land
- 766.90 Ft of frontage (reserve is crown owned)

Improvements

- | | |
|---|---------------------------|
| ○ 5 Year old year round home | ○ Certified wood stove |
| ○ 2,923 Sq. ft. of living space | ○ Certified septic field |
| ○ 5 Bedrooms | ○ Drilled well (220 feet) |
| ○ 2 Full bathrooms, 1 2-piece powder room | ○ Propane boiler system |
| ○ Open concept main floor | ○ 1.4KW solar system |

Services: School bus pickup, garbage, WETT certified woodstove, certified septic field, solar system

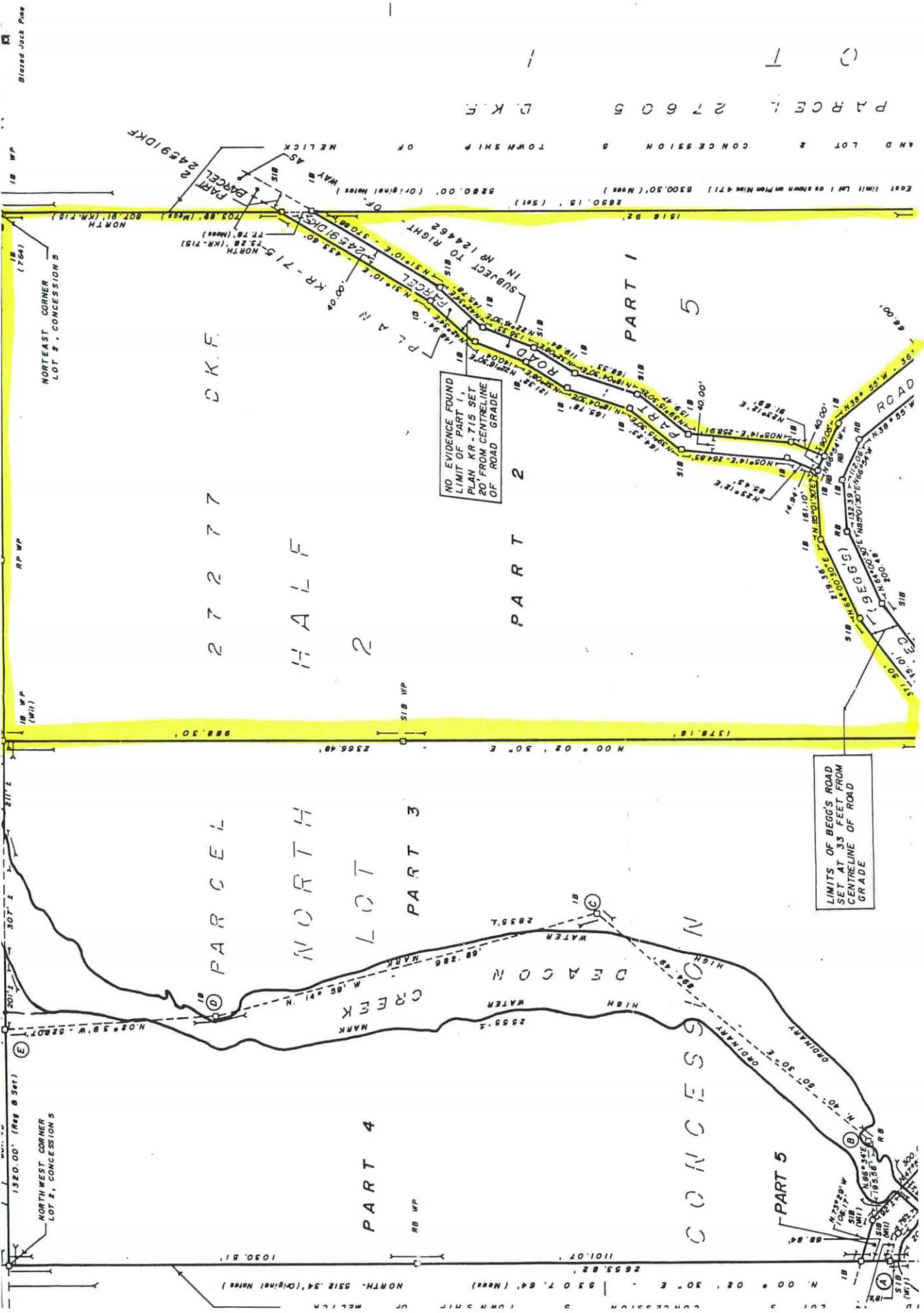
Access: East Melick road to Gauthier road past gravel pit to Begg's Road – look for large culvert then 2009 East Melick Road

Taxes: \$3,079.67 in 2017

Comments: Year round home sitting on 50 acres of land fronting on Deacon Lake.

File 4276

\$439,000



NO EVIDENCE FOUND
 LIMIT OF PART 1,
 PLAN KR-715 SET
 20' FROM CENTRELINE
 OF ROAD GRADE

LIMITS OF BEGG'S ROAD
 SET AT 35 FEET FROM
 CENTRELINE OF ROAD
 GRADE

27277 D.K.F.
 HALF
 2

PARCEL 27605

CONCESSION 5

AND LOT 2

TOWNSHIP OF

MELICK

AS

PARCEL 24591DKF

PLAN KR-715

IN N 124462

SUBJECT TO RIGHT

OF

2880.00' (ORIGINAL NOTES)

2880.15' (581)

1518.92'

66.00'

571.50'

1578.18'

1378.18'

988.50'

2366.48'

1101.07'

2653.82'

5307.64' (NEAR)

NORTH-5312.54' (ORIGINAL NOTES)

1030.81'

1350.00' (R&P 8581)

201.1'

307.1'

1350.00' (R&P 8581)

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