

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



42134-0330 981 Ritchie Road Black Sturgeon

Lot

- 2.14 Acres
- 211.70 Feet of frontage
- Medium profile with gradual slope
- North east exposure
- Deep water rock shoreline frontage
- Excellent privacy
- Owned to the high-water mark

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ 2,409 Square feet (+ lower level walkout) year-round home ○ 4 Bedrooms, 3 bathrooms ○ High quality materials throughout (hardwood and granite) ○ Commercial grade appliances ○ Designed lighting in all the rooms ○ Hot tub ○ Professionally landscaped | <ul style="list-style-type: none"> ○ Walk in wine cellar ○ Large combined living area with dining room ○ Lower level family room with walk out access ○ Partially designed lower level 'mother in law' suite ○ Engineered bi-level garage (4 stalls) ○ Double boat port with one lift (storage at rear) ○ Low maintenance exterior with 35 year shingles ○ Large main floor master bedroom with ensuite and walk in closet ○ Pole lights down driveway |
|---|---|

Services: Hydro, telephone, internet, geothermal heating and cooling, propane fireplace, certified septic tank and field, year round road access, 400 amp service

Access: Rabbit Lake Road to Ritchie Road. Follow to 981. Lot 3 (neighbor) claiming driveway encroaches on lot boundary.

Taxes: \$10,650.00 in 2017

File 4289

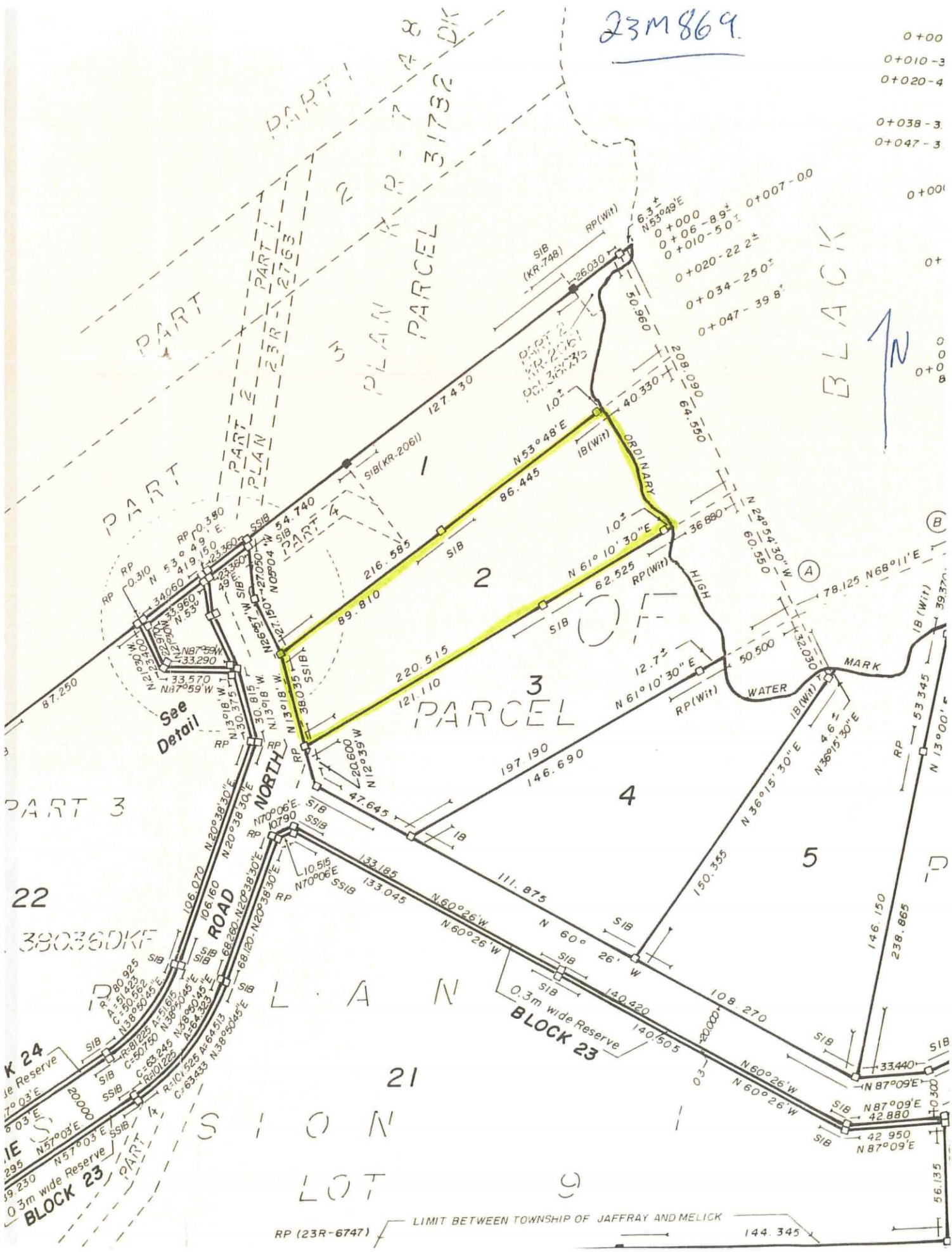
\$1,199,000

23M869

0+00
0+010-3
0+020-4

0+038-3
0+047-3

BLACK



RP (23R-6747) LIMIT BETWEEN TOWNSHIP OF JAFFRAY AND MELICK

144.345