

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



PIN 42125-0919
Pebble Road, Pine Portage Bay
Lake of the Woods

Lot

- 7.93 acres (titled land)
- Level land with South exposure
- 237 feet of frontage
- 1,415 feet deep
- Small sand beach

Improvements

- | | |
|--|---|
| <ul style="list-style-type: none"> ○ Built in 1993 and substantially renovated in 2007/2008. ○ 1,500 square foot main floor ○ Total living space of approx. 3,400 sq. ft. ○ 3 beds (1 up, 2 down) and 3 baths ○ Walkout lower level features large rec room with woodstove, a 4-piece bath and ample storage ○ Oversized detached garage | <ul style="list-style-type: none"> ○ Master Bedroom with ensuite and walk-in closet is on the main floor ○ Loft area could be used as kids play area, office space or converted to a 4th bedroom ○ Engineered hardwood flooring on main ○ Newer attached decking ○ New concrete steps in front yard down to lake ○ Crib Dock |
|--|---|

Services: Hydro, Lake-drawn water with triplex filtration, heat traced, gravity flow septic (NWHU approved for 4 bedrooms), electric forced-air furnace with central air.

Taxes: Estimated to be around \$3,232 in 2017

Comments: This beautiful year-round home is move-in-ready and only 10 minutes from downtown Kenora in a low taxes/unorganized area with excellent privacy. Legal access over private land is by registered easements.

File 4290

\$1,095,000

MINING

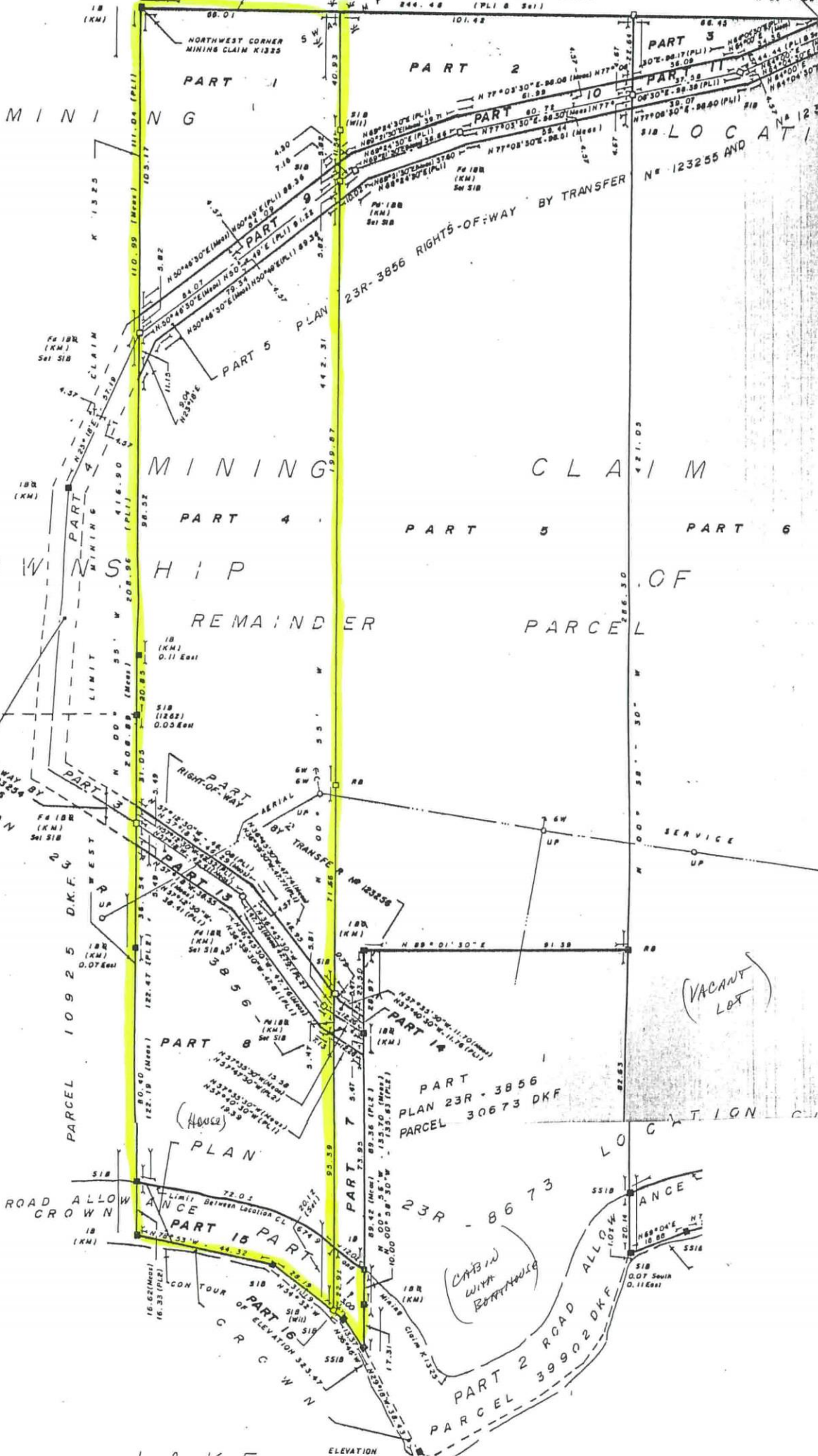
MINING CLAIM

TOWNSHIP

REMAINDER

PARCEL

OF





NORTHWESTERN HEALTH UNIT
CERTIFICATE OF COMPLETION
 for
 SEWAGE SYSTEM

APPLICATION NO.
 11075-04

INSPECTION DETAILS	TIME <u>Aut 31 2004</u> DATE	WEATHER
REPRESENTING:	THE OWNER	THE INSTALLER <u>WAYNE CANFIELD</u>

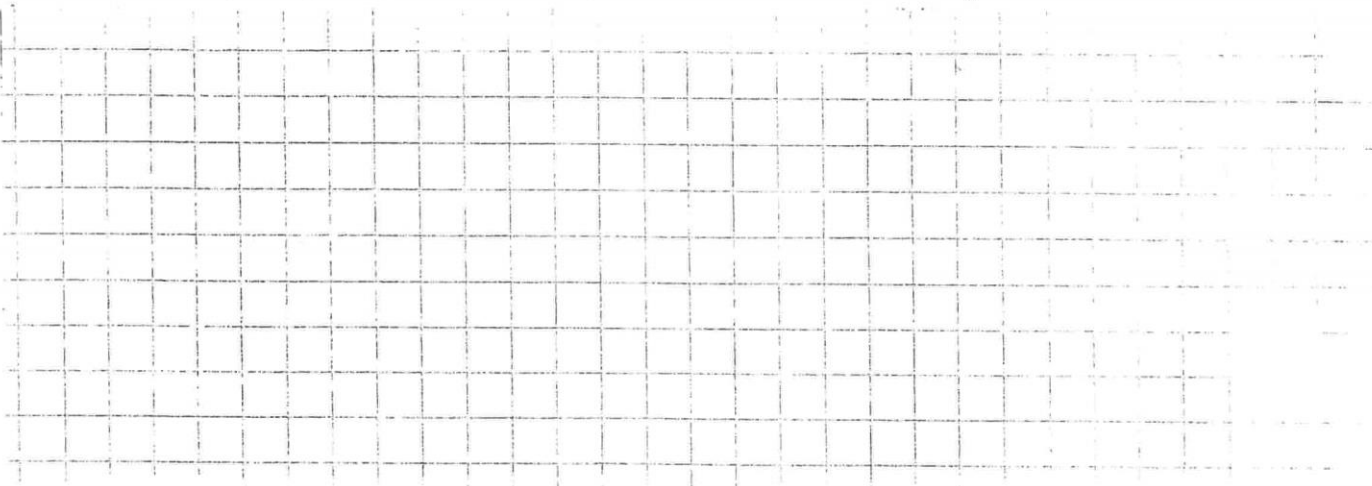
1. Work authorized by the Sewage System Permit has been satisfactorily completed and includes:

- a) SEPTIC TANK/HOLDING TANK of working capacity of 1000 gallons/litres constructed of concrete plastic fibreglass onsite prefabricated to serve 4 (no. of bedrooms/units)

Make and model of tank: POLYWUST 3 CHAMBER PUMP TANK

- b) LEACHING BED of total 300 feet/metres of 4 inch diameter distribution pipe of PVC
 (type and product description eg. manufacturer(s) and material of which pipe is made) laid in _____ runs.

- c) Secondary Treatment Unit: (Manufacturer) _____ Model _____
 d) Other details HEADER ON NORTH END OF FIELD



2. The following work remains to be completed:

- Backfill System and Complete Finish Grading to Shed Run-off and Divert Water Around Leaching Bed
 Stabilize All Sloped Surfaces Other

CERTIFICATE OF COMPLETION <u>JOHN KRON</u>		
Under the Building Code Act, and subject to the provisions of the Act and Regulation, a Certificate of Completion is hereby issued to (owner) <u>KRON DEVELOPMENTS LIMITED</u> for the use and operation of the Class <u>4</u> sewage system constructed/installed/enlarged/extended/alterd pursuant to the Sewage System Permit issued under the above application number in accordance with the application and Sewage System Permit with any changes indicated above and located on Lot _____ Concession _____ Plan No. _____ Parcel <u>39901</u>		
Sub-Lot No. <u>CLG749</u> Township <u>KIRKUP</u> District of <u>Kenora</u> <u>Rainy River</u> (circle one)		
Inspected and Recommended by: <u>John Vertunst</u>	Permit Issued by: <u>John Vertunst</u>	Date Issued: <u>JAN 7 / 05</u>