

# LISTING HIGHLIGHTS

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



**PIN 42117-0846 and 42117-0847**

**5860 Highway 71**

**Regina Bay, Lake of the Woods, Sioux Narrows – Nestor Falls**

## Lot

- 4.48 acres owned to high water mark
- Landscaped and level lot with paved circular driveway
- South East Exposure
- Deep water frontage

## Improvements

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| <ul style="list-style-type: none"> <li>○ 3,016 sq ft fully cottage finished in 1988</li> <li>○ Built by Vern Brischke and designed by Michael Pato</li> <li>○ Glulam Beams exposed beams</li> <li>○ Concrete foundation</li> <li>○ 3 Beds, 2.5 baths on main</li> <li>○ 456 sq ft loft</li> <li>○ Oversized masonry fire place</li> <li>○ Attached front deck</li> <li>○ Detached Triple Car Garage</li> </ul> | <ul style="list-style-type: none"> <li>○ Hardwood flooring</li> <li>○ Open concept great room</li> <li>○ Master wing with walk-in closet and 4 pc ensuite</li> <li>○ Guest wing with 2 beds and Jack &amp; Jill 4 pc bath</li> <li>○ Main floor laundry</li> <li>○ Partially finished lower level with sauna and shower</li> <li>○ 2 Stall Boathouse on pipe with 20' and 24' slips</li> </ul> |
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**Services:** 200 amp hydro (buried cable), septic tank and field (gravity flow), electric forced-air furnace (great room) and electric baseboard heat (bedrooms), telephone, internet, lake water with sub pump, heated lines and 3 stage filter with UV.

**Access:** Direct off Highway 71, approx. 600 meters North of Sioux Narrows Bridge

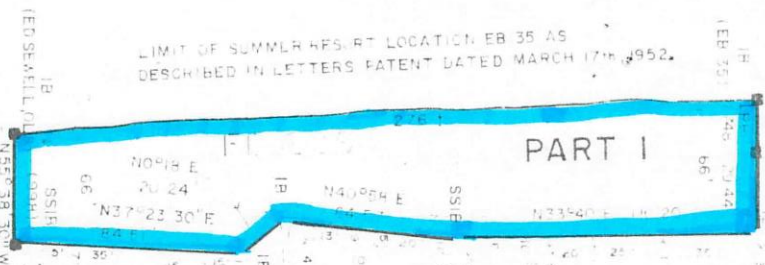
**Taxes:** Estimated \$6,026.45 in 2018

**File 4315**

**\$699,000**

PART 2  
PLAN 23R-7684

LEGEND  
 ■ DENOTES SURVEY MONUMENT FOUND  
 ○ DENOTES SURVEY MONUMENT SET  
 BM DENOTES BENCH MARK  
 MEAS DENOTES MEASURED  
 9948 DENOTES G MEGANAH, O.L.S.  
 7448 DENOTES D F WALTON, O.L.S.  
 1262 DENOTES R JOHNSON, O.L.S.



CONTOUR OF ELEVATION 1061.25' O.S.C. DATUM

HIGH WATER MARK  
AS SHOWN ON EB 35

BM TOP SSIB  
ELEVATION 1072.40  
G.S.S. DATUM

LIMIT OF SUMMER RESORT LOCATION EB 35 AS  
DESCRIBED IN LETTERS PATENT DATED MARCH 17<sup>th</sup> 1952.

4.48 Acs.  
 4.3 Acs. or 220'±  
 115019  
 Gordon Park  
 Drawn J.L.S.  
 CHECKED J.L.S.  
 APPROVED J.L.S.  
 DATE April 20, 1951

Summer Resort Location E.B. 35  
 Being Part of Long Point Island  
 Regina Bay Area  
 Township Of McGeorge & Willingham  
 DISTRICT OF KENORA  
 ONTARIO  
 DEPARTMENT OF LANDS AND FORESTS  
 DIVISION OF SURVEYS AND ENGINEERING

