



# LISTING HIGHLIGHTS

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



**PIN 42140-0670**  
**Lot 8, 9, 10 McCallum Point Road**  
**Clearwater Bay**

Lot

- 1.56 acres
- 819.49 feet of frontage (owned)
- Low profile
- Western exposure

Main Cottage

- Built in 1984/lower basement 1999
- 2 bed/1bath
- 864 sq. feet of living space
- Wood fireplace (WETT certificate)
- Shingles 6 years old
- Forced air oil furnace
- Fully winterized
- Certified septic field
- 125 amp service
- 25 x 12 sunroom

Guest Cottage

- Built in 1990's
- Year-round water
- Year-round septic
- Baseboard heat
- Woodstove (uncertified)
- 100 amp Hydro service
- Post on pad foundation
- 2 bed/1 bath
- Hydro in 2017/2018 \$232.00 equal
- Submersible pump with heat trace
- New shingles in 2013

Seasonal Cottage

- Built in 1920's
- 100 amp service
- 2 bed/1 bath
- Jet pump
- Composting toilet
- Electric wall furnace
- Outdoor shower
- New shingles 2016
- 665 sq. feet of living space
- Outhouse
- 22 x 10 storage/ screen room

**Services:** Certified septic field, Hydro, lake drawn water, WETT certified fireplace.

**Taxes:** \$3,470.50 in 2019

**Directions:** McCallum point road Fire road 2 follow pointer signs till the end of the road

**File 4320**

**\$825,000**

