



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 42150-2554 & 42150-2389 1468 Beau Jess Road Clearwater Bay

Lot

- 202 Ft frontage
- 350 ft depth
- 1.87 acres
- Southern exposure
- Deep water frontage
- Medium profile

Improvements

- Built in 2003
- Fully winterized (year-round)
- 7 bedroom, 4 bathroom, 4 season cottage
- 24 x 12 sleeping cabin
- Triple stall boathouse with rooftop deck
- Large open concept floor plan
- 2575 sq. ft main floor/1072 sq. ft lower level
- Post and beam interior
- Great privacy with great views
- Asphalt shingles
- Cedar exterior restained in 2017
- 15 year old build
- 3 season sun room improved in 2017

Services: Hydro, telephone, septic, water-lake intake, high speed internet, triple filtration system with UV light, propane forced air furnace, nest temperature control (2017)

Access: Beau Jess Road

Taxes: Approx. \$3860 in 2018

Comments: This year-round home/cottage is being offered turnkey. Show up with clothes and groceries and start enjoying this luxury property!

File 4327

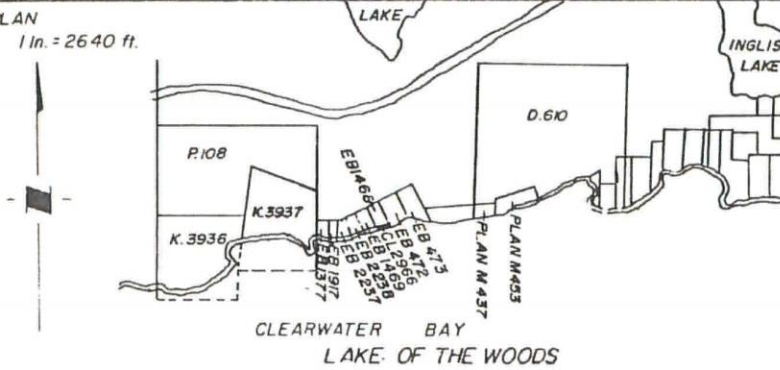
\$2,395,000

R. M. JOHNSON O.L.S.
1981

TITLES AL
APRIL 13, 1982

ROBERT B. CODE - SURVEYOR GENERAL
MINISTRY OF NATURAL RESOURCES

KEY PLAN
SCALE 1 in. = 2640 ft.



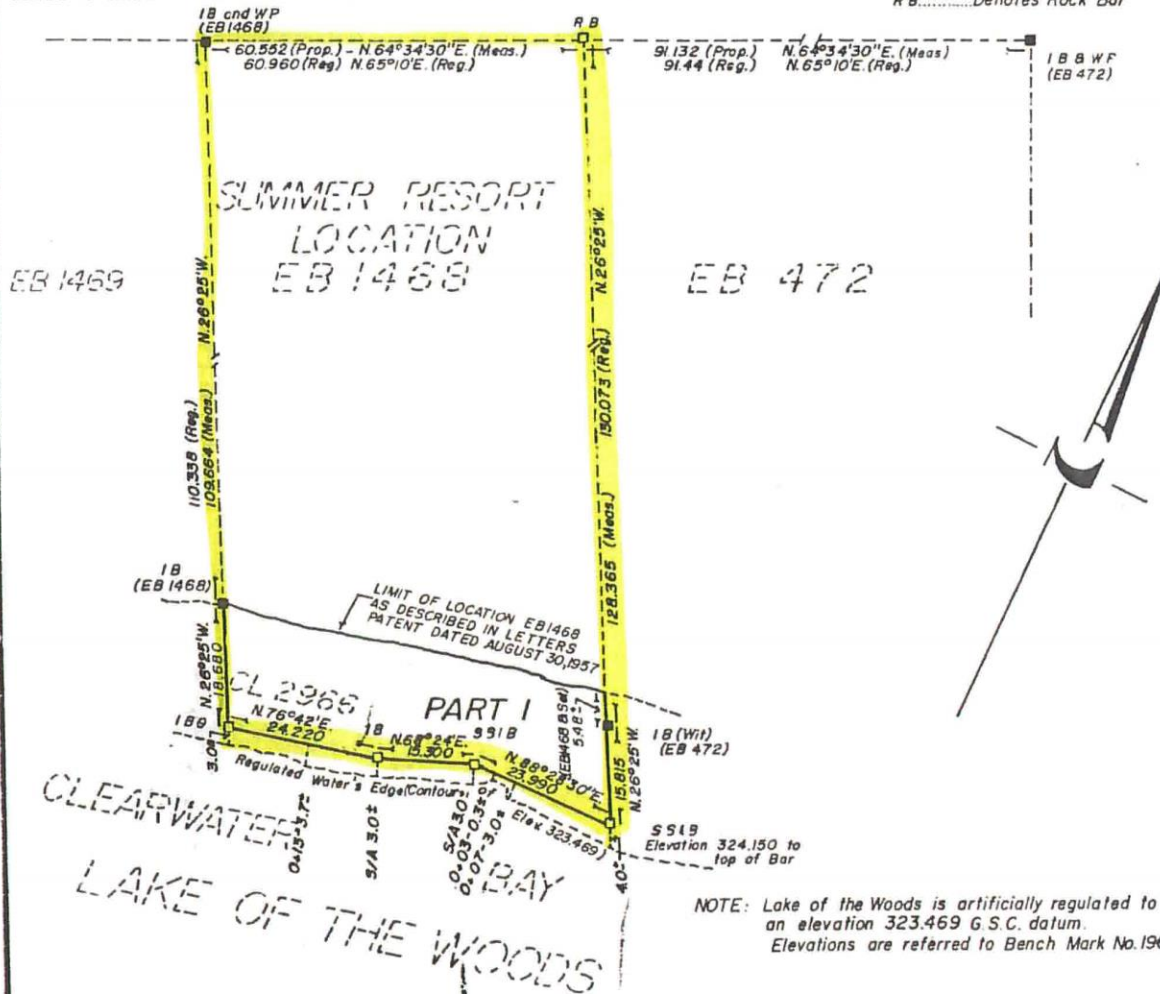
PART I CROWN

METRIC
Distances shown on this plan are in metres and can be converted into feet by dividing by 0.3048.

"CAUTION"
This plan is not a plan of subdivision within the meaning of the Planning Act.

- LEGEND**
- S.S.I.B. Denotes Short Standard Iron Bar
 - I.B. Denotes Iron Bar
 - Denotes Set Survey Monuments
 - Denotes Found Survey Monuments
 - W.P. Denotes Wooden Guide Post
 - I.B. @ Denotes round Iron Bar
 - R.B. Denotes Rock Bar

DETAIL PLAN
SCALE 1:1000



NOTE: Lake of the Woods is artificially regulated to an elevation 323.469 G.S.C. datum. Elevations are referred to Bench Mark No. 1961.

AREA 0.110 ha

FRONTAGE N/A

APPLICANT: DAVID M. MILLER

BEARINGS HEREON ARE ASTRONOMIC, REFERRED TO THE N.26°25'W BEARING OF THE WESTERLY LIMIT OF LOCATION EB 1468 TO CORNER ON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE CORRECT AND ARE PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION AND THAT I WAS IN MY OWN PROPER PERSON PRESENT ON THE GROUND