

LISTING HIGHLIGHTS

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



PIN 42177-0003
40A Decemvir Drive
Black Sturgeon Lake

Lot

- 270 feet of frontage
- 1.22 acres
- High Profile
- South-West Exposure
- Deep water
- 66' Road Allowance is not owned

Improvements

- 576 sq. ft. cabin built in approx. 1984
- Post-on-pad-on-bedrock foundation
- Roof approximately 15 years old
- Cedar exterior
- 2 beds, 1 bath
- Ramp and floating dock new in 2014
- Attached upper and lower decks

Services: Hydro, lake drawn water system (new tank and pump, approx. 4 years old), owned electric hot water heater, hydro, septic system (which may not be in good working order)

Access: East Mellick Road to Decemvir Drive, top of hill. Driveway is shared, remove yellow rope and enter and stay right. Sign is posted.

Taxes: \$3,632 in 2018

Comments: Beware: driveway entrance crosses neighbor's land without registered right or way or easement. Use and enter at your own risk.

File 4329

\$229,000

