

# LISTING HIGHLIGHTS

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



## Lot 1 – 70 Lily Pad Bay Lake of the Woods Leased Land TB182925

### Lot

- 1.37 acres
- 295.32 feet
- Low profile
- Deep water shoreline
- Level access from main road
- Natural boat launch
- Excellent privacy

### Improvements

- |  |  |
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| <ul style="list-style-type: none"> <li>○ 1784 sq. ft (+ developed lower level) 5 bedrooms total, 2 bathrooms</li> <li>○ 676 sq. ft guest quarters above the garage, 2 bedrooms, 1 bathroom (3 pc)</li> <li>○ Gazebo on dock with 'click' windows</li> <li>○ Attached sunroom</li> <li>○ Finished in pine and hardwood (birch) floors</li> <li>○ Zero clearance fireplace insert</li> <li>○ New railings</li> </ul> | <ul style="list-style-type: none"> <li>○ Geo-thermal heat/cooling source</li> <li>○ Open living/dining/kitchen area</li> <li>○ Lower level access for the 3 finished bedrooms</li> <li>○ Large attached deck with Master Bedroom patio doors and access from sunroom</li> <li>○ 2 – stall boat port with lifts</li> <li>○ Large dock area with dock house and floating dock</li> <li>○ Composite walkway to the water</li> <li>○ Concrete floors in garage is insulated</li> </ul> |
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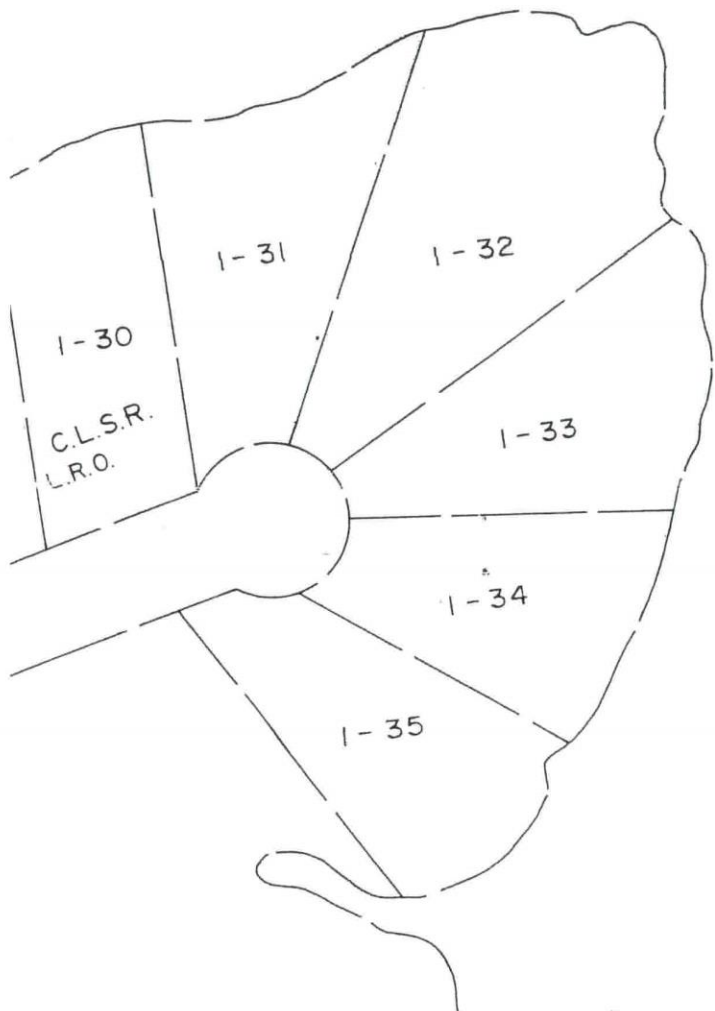
**Services:** Hydro, telephone, internet access, geo-thermal lake loop, hot and cold water, water filtration system, year-round road access

**Access:** McKenzie Portage Road – stay left on Lily Pad Bay Road – Turn right at T in road for Lot 70

**Lease:** \$1,092 in 2018

**File 4344**

**\$1,200,000**



PART LOT 1  
259 C.L.S.R.  
71 L.R.O.

