



LISTING HIGHLIGHTS

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



42140-0489/0776 Woodchuck Bay Clearwater Bay

Lot

- East view down Clearwater Bay
- Sand beach shoreline, deep water off the end of the boat port
- 174 Feet frontage
- .88 Acres
- Shore reserve owned

Improvements

- 5 Bedrooms, 2 bath cottage
- 1,432 Square feet each level (2864 total)
- Built in 2010-11
- Maintenance free siding
- New appliances
- Metal roof
- Large living, dining, kitchen area
- Attached decks on 2 levels
- Boat port with lift and rooftop deck
- All new furnishings

Services: Electric forced air furnace, central AC, lake as water source, septic tank and field, 5 bars of cell service.

Access: South on Rush Bay Road, left onto Woodchuck Bay Road to driveway 21

Taxes: Estimated \$3,300 in 2018. Electrical cost \$2,800 in 2016.

Comments: Possession could be immediate!

File 4359

\$1,395,000

