

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 42150-1997

**Island 272PA Pine Portage Bay, Lake of the Woods
TB191430**

Lot

- Lot: 0.6 acre Island
- 731.15 feet of frontage
- Beautiful mature Pine trees
- Low-medium profile throughout the island
- Entire Island is useable
- Close to mainland docking for convenience and safety (Northern Harbour)

Improvements

- 1100 sq.ft. main cottage with 2 bedrooms and one bathroom (Included in the foot print is the Screen porch) – major renovations done in 2009/2010
- 460 sq.ft. guest cottage with 2 bedrooms and an open living kitchen area – amazing proximity to the water!
- Pine throughout the cottage and guest house
- Cedar outdoor shower
- 2 swimming docks and one back dock for mooring boats.
- Fish cleaning house and dock storage shed.
- Outhouse
- A detailed list will be provided with all the improvements that have been done since 2008

Services: Hydro (100 amp service), hot and cold running water, Multoa 45 composting toilet, high speed internet, Bell satellite TV, telephone land line, outdoor shower, outdoor privy

Access: Northern Harbour Marina – First priority docking spot will go to new buyer (+/- \$1025 per season)

Taxes: \$1,546.60 in 2018

Comments: If tranquility is what you crave, feast your eyes on this island gem, just a stone's throw from Northern Harbour on Lake of the Woods. Nestled on this private island on Pine Portage Bay are two cottages, decked out in wall-to-wall pine, both with unforgettable lake views. The larger of the two is meant to be the main cottage and the other for guests, but both are so lovely you may decide to split your time between the two and have your guests pitch a tent! Highlights include a claw-foot soaker tub, outdoor shower surrounded by mature trees, and separate docks for swimming and mooring. Of course, the couple or family that decides to make this property the backdrop of their lake memories will have many more highlights to add in the years to come. Cozy, affordable, and serene, this listing won't stick around for long. Give us a call and we'll be happy to show you around.

File 4364

\$459,000