

LISTING HIGHLIGHTS

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



PIN 42134-0470
262 Williams Road
Black Sturgeon Lake
TB200815/TB200816

Lot

- 5.21 acres of well treed private corner lot
- 208.33 feet frontage
- High profile
- West exposure – magnificent sunsets!
- Rock shoreline

Improvements

- | | |
|--|---|
| <ul style="list-style-type: none"> ○ New in 2015; 1,356 sq. ft (including sunroom) ○ 256 sq ft Bunkie with electricity and outhouse ○ 3 Bedrooms and 1 Bathroom (4 pce) ○ New propane boiler in 2017 coupled with in-floor heat ○ Electric baseboard for back up and wood burning fireplace | <ul style="list-style-type: none"> ○ New A/C (heat pump) in 2018 ○ New Arctic Spa Hot Tub in 2015 ○ Lake water with heat trace ○ Septic field with heat trace ○ Granite counter tops ○ 16' x 30' Deck at water with 60' of dock and ramp ○ Low maintenance siding and asphalt shingles |
|--|---|

Services: Hydro, hot (on demand) and cold running water, school bus service, telephone available, high speed internet, certified septic system, and year-round access

Access: Coker Road – Williams Road – Driveway #262

Taxes: \$6,800 in 2019

Comments: Big view and Big Value! This new build will grab your attention with its amazing sunsets and fantastic privacy having 5+ acres. This build was completed in 2015 and has a very modern yet functional floor plan that allows you to capture the lake or the outdoors from any room. The additional 256 sq.ft 'Bunkie' is great for those weekends when you need an extra bedroom. Modern features such as a propane boiler system that provides radiant heat for the cottage/home. For ambiance there is also a wood burning fire place for those cool fall evenings when you want to be indoors. This property is fully functional year round! Heading down to the water is a treat on a well designed stair system that makes getting down easy and safe. Lots of docking with a fixed dock and two large floating docks. Forget all that I have said...just picture yourself in that Hot Tub overlooking beautiful Black Sturgeon dreaming of your next adventure on the lake.

File 4377

\$649,000

