

# LISTING HIGHLIGHTS

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



**PIN 42133-0090**  
**307 Beauty Bay Road**  
**Beauty Bay Golf Course**

**Lot**

- 50' x 100' lot size
- Low profile
- Southern exposure
- Deep water frontage

**Improvements**

- |                                      |  |
|--------------------------------------|--|
| ○ Built in 2011 by Lonny Kirkpatrick | ○ Granite countertops                    |
| ○ 1,028 sq. ft of living space       | ○ Sunroom                                |
| ○ 2 bedrooms 1 bathroom              | ○ Hardie board siding                    |
| ○ Loft with 10' x 10' sitting deck   | ○ Lower level workshop with storage      |
|                                      | ○ Private drilled pipe dock with floater |

**Services:** 200 amp Hydro service, composting toilet, electric baseboard heat, fireplace, lake drawn water, heat trace, grey water pit

**Access:** East Mellick Road to Beauty Bay Road

**Fees:** Lease fee \$3,471/per year. Garbage fee \$35/ per lot/per year.  
Hydro \$2,891.76/per year. \$59,000 Share Purchase

**Comments:** Live the resort life year-round in this shared owners community.

**File 4384**

**\$499,000**