

LISTING HIGHLIGHTS



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PIN 42150-0524 156 Slate Island Way Lake of the Woods

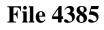
Lot

- 2.5 acres of Pristine low-profile land
- 1650 feet of dynamic rock shoreline
- o Sand Beach cove on the East side Very Sheltered
- Beautiful mix of trees throughout the island
- o Walking paths
- Flat rock patio on the South side

Improvements

- o 1097 sq. ft (including screened-in room)
- 3 bedrooms 1 Bathroom (3 piece with on demand hot water)
- Pressurized water system and Gravity flow system
- Honda 3800 Generator

- o Propane appliances
- Newer roof (shingles)
- Crib dock with Floating dock
- Outdoor Privy
- Woodshed
- Services: 3.8Kw Generator, propane appliances, Ice road accessible, hot and cold running water, outdoor privy. Access: 15 minutes south of Kenora on the Manitou main track channel by boat, Just south of Scotty Island. **Taxes:** \$2,027.09 in 2019 **Comments:** Private is the key word with this Private Island!! 2.5 acres of pristine water frontage in the Slate Island district with a sand beach!! This comfortable 3-bedroom cottage is situated perfectly to capture the south and east vistas. The low-profile nature of this island makes this island very conducive to utilizing the full potential of its size. The walking paths head out to each shoreline where you will find the most amazing sunset on the west side of the island. Flat rocks surround the south east point ideal for kids skipping rocks after a day playing on the beach! The cottage is serviced with a 3.8 kw Honda Generator and propane appliances. This cozy cottage is easy to maintain and makes lake living uncomplicated. This is a true disconnect get away retreat only 15 minutes from town! No one will find you here unless you want them to.





F 2/3) Dervie CLVIP URVEY'S SELTION CLVIP METAIL PLAN: SCALE I INCH = 100 52 580 1.5 NSO' M EXAMINED AND APPROVED · pop BT 10 4" 80% SURVEYOR GENERAL DEPARTMENT OF LANDS & FORESTS EB 2131 ISLAND Nº4 OF SLATE LOCATION (CLVIP) 156 P. 25 358.3 NOODS. THE LAKE IEA: 2.35 .96. SHORELINE. Sand + Rock IONTAGE. 1685'7 SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE CORRECT, AND ARE FREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MT PERSONAL SUPERVISION, AND THAT I WAS IN MY OWN PROPER PERSON PRESENT ON THE GROUND DURING THE PROGRESS OF SUCH SURVEY. TIMBER: PLICANT: Po Plar Belsom EX BECKETT. IL: CLOSURE LAT:001 DEP:011 ARINGS DERIVED FROM KENORA, ONTARIO, hservation N SI'E, AST. JULY 3 101 RVEY POST DATA: DATE OF COMPLETION OF SURVEY : JUNE 14 1961 LAND SURVE ARIO A CONTRACTOR ALC IST 39-21 73633