

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 42150-0524
156 Slate Island Way
Lake of the Woods

Lot

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

Improvements

- | | |
|--|--|
| <ul style="list-style-type: none"> ○ 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 | <ul style="list-style-type: none"> ○ 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.

File 4385

\$499,000

