

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 42139-0101; 42139-0087; 42139-0086
4305A Hwy 596 Trout Lake
Trout Lake

Lot

- Low profile
- Sand beach
- 161 feet of frontage
- 1.71 acres total (3 pins)

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ 3 bed/3 bath ○ Renovated/addition in 2014 ○ 1,778 +/- sq. ft ○ Raised ceilings ○ Lower level utility room | <ul style="list-style-type: none"> ○ Woodstove/baseboard heat ○ Concrete foundation ○ Large decks on both front and backyards ○ Hardie board/half-log siding ○ Land use permit – \$162.38/per year |
|---|---|

Services: 200 amp hydro/cell service/ forced oil furnace/ central air/submersible pump/certified septic field/ heat trace on water lines

Access: Hwy 596 to Trout Lake, 4305 off highway

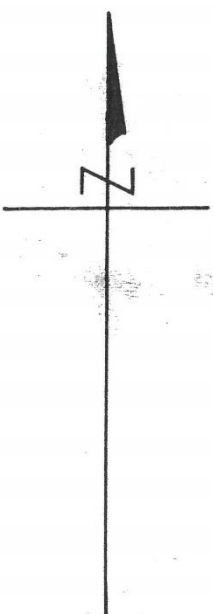
Taxes: \$1,585.86 in 2019

Comments: Year-round living on Trout Lake. Being offered turnkey as is. Land use permit for Lakeside Cabana.

File 4387

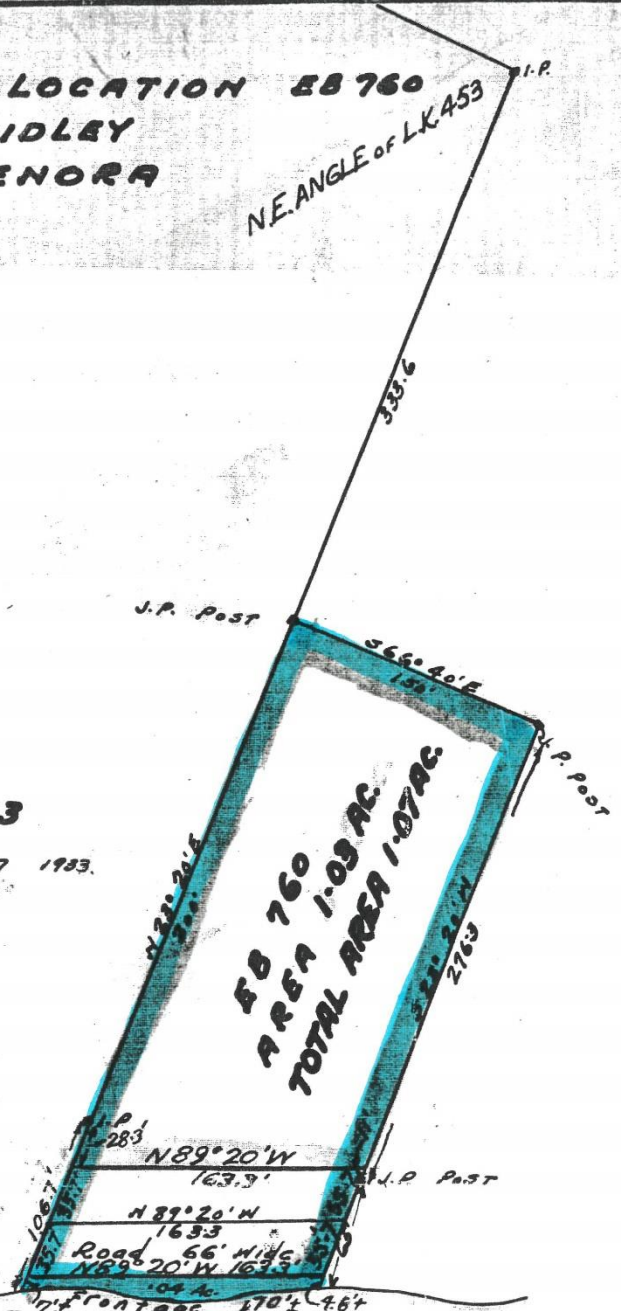
\$499,000

PLAN OF
SUMMER RESORT LOCATION EB 760
TOWNSHIP OF GIDLEY
DISTRICT OF KENORA
Scale 100' = 1"



LK 453
E. F. BUTT
surveyed OCT. 17 1933.
PATENTED TO
EDWIN F. BUTT
27th DEC. 1935
REF. 87890.

EXAMINED
DEPT. OF LANDS & FORESTS
DIVISION OF SURVEYS AND ENGINEERING
MAY 5 1948
[Signature]



TROUT LAKE

I hereby certify that the foregoing plan is correct
and is prepared from actual survey made under
my personal supervision and that I was in
my own proper person present on the ground
during the progress of such survey

KENORA ONT OCT 22 1947

[Signature: Eric D. Jewell]

ONTARIO LAND SURVEYOR

Bearings derived from East Limit LK 453 APP. W. McCannan

L.A.I.D. D.O.W.N. APR 21 1948 SURVEY PLAN 2197 T.E.S.
SURVEYS BR. DEPT. LANDS & FORESTS