

LISTING HIGHLIGHTS

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



PIN 42174-0171; 42174-0172
27 Winnipeg River Drive
Part 3 and Part 4

Lot

- 1.96 acres (2 parts with individual PIN's)
- 614.8 ft of frontage
- Well treed
- Low profile
- Build site for guest cottage
- Excellent Privacy
- Rock shoreline

Improvements

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ 968 sq. ft insulated cottage ○ 2 bedrooms and 1 bathroom ○ Full basement – Poured concrete foundation ○ Craftsmen wood interior ○ Large open kitchen ○ Large surround deck | <ul style="list-style-type: none"> ○ Gazebo on the north edge of the property ○ Woodstove ○ Custom cabinetry and interior details ○ New certified septic field |
|---|--|

Services: Hydro, certified septic system, telephone, year-round road, internet available, woodstove, electric forced air furnace

Access: Villeneuve Road (north) – Drive through Andy Bay Camp – 27 Winnipeg River Drive

Taxes: \$2,700 in 2019

Comments: Cozy cottage in the woods with a commanding point view of the Winnipeg River!!! This fully insulated 'Craftsmen' cottage is unique from its stone exterior on the lower front to its wood details inside making it a story telling paradise. The rock shoreline really brings out the magic of the Canadian Shield which gives you access to amazing paddling and fishing grounds in the area. The Gazebo will take you many miles away from your daily thoughts and let you reconnect with nature. A new septic field was complete in 2015. This cottage is set up for winter use and is fully insulated. This property has the potential for a guest cottage with out disturbing the privacy of the main building. A must see if you appreciate a beautiful property with unique features. This location is 8 minutes from Downtown Kenora....so convenient! Call us.

File 4389

\$499,000

KR 152

PLAN OF PARTS OF PART OF
PART I ACCORDING TO PLAN N° K.R. 134
(BEING PART OF BROKEN LOT I - CON. VII)
TOWNSHIP OF JAFFRAY - DISTRICT OF KEN
SCALE: 1 INCH = 100 FEET
MURRAY M. GRAHAM O.L.S.
1961



I HEREBY CERTIFY
AN ACTUAL SURVEY
REPRESENTS A TRUE
KENORA, ONTARIO
FEBRUARY 21, 1961

APPROVED
FEB. 21, 1961

BEARING
THE N. 0° 11' 11"
OF THE T.C.
HIGHWAYS

1 OF PLAN KR.134