

# LISTING HIGHLIGHTS

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



**PIN 42140-0276 & 0685**  
**5 Rocky Ridge Road**  
**Clearwater Bay, Lake of the Woods**

**Lot**

- 3.47 acres owned to highwater mark
- 279 feet of south facing frontage
- Medium to high profile with stunning views
- Deep water frontage

**Improvements**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>○ 3,100 sq ft main cottage built in 1991</li> <li>○ Post on concrete and/or grade beam</li> <li>○ 4 beds, 2.5 baths</li> <li>○ Fully winterized</li> <li>○ Wood siding, with newer asphalt shingle roof</li> <li>○ Detached utility garage</li> </ul> | <ul style="list-style-type: none"> <li>○ Large timber accents with cathedral ceilings</li> <li>○ Triple Pane Wood Windows</li> <li>○ 1,000 sq ft seasonal guest cottage with 3 beds, post on rock foundation</li> <li>○ 2 pipe docks with 2 boat lifts joined by boardwalk</li> </ul> |
|--|---|

**Services:** 400 amp hydro, 2 electric furnaces + baseboard heating, septic tank and field, lake drawn water system with heated lines, telephone, Bell internet, good cell service, security alarm

**Access:** Hwy 17 West to Rocky Ridge Road, follow road up hill, For Sale sign is posted

**Taxes:** \$5,600 in 2018

**Comments:** Road to cottage crosses neighbor's land with no registered right of way

**File 4395**

**\$1,790,000**

9288

PATENT 9288

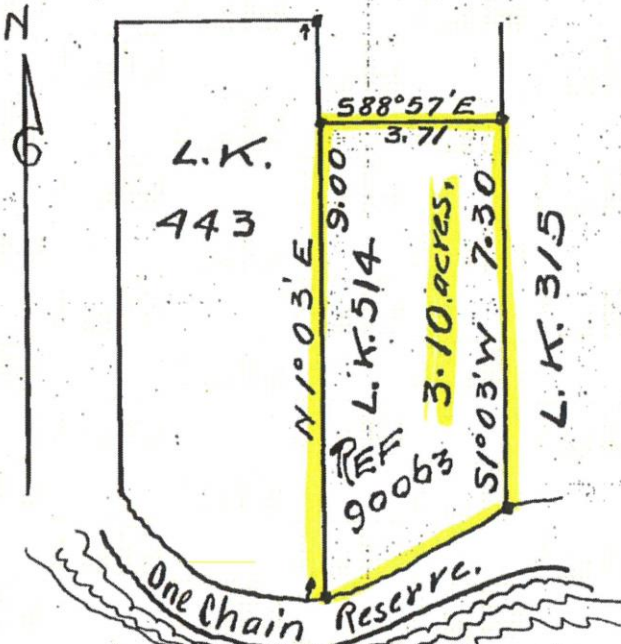
# PLAN OF SUMMER RESORT LOCATION L.K. 514

LYING BETWEEN RESORT LOCATIONS L.K. 315 AND L.K. 443

WOODCHUCK BAY - LAKE OF THE WOODS

BOYS TOWNSHIP - DISTRICT OF KENORA.

Scale 3 chains to an inch.



WOODCHUCK BAY - Lake of the Woods.

EXAMINED and APPROVED  
DEPT. OF LANDS AND FORESTS  
SURVEYS BRANCH  
JUL 7 - 1936  
H.W.

I hereby certify that the foregoing Plan and Field Notes are correct and are prepared from actual survey performed 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. June 10th, 1936

Albert M. Meekin,  
Ontario Land Surveyor.