

# 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 42134-0566**  
**746 East Mellick Road**  
**Black Sturgeon Lake**

**Lot**

- 44 acres of titled land
- Sand beach and boat launch
- 1,154 feet of frontage, owned to the highwater mark of the lake
- South and West exposure
- Superb Privacy

**Improvements**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>○ 2,638 sq ft main floor + 588 sq ft loft</li> <li>○ 2,160 sq ft walkout basement</li> <li>○ ICF foundation with hybrid steel and wood frame wrapped in half log siding</li> <li>○ Heated ceramic tile on both floors</li> <li>○ Gourmet kitchen with premium appliances</li> <li>○ Great room with oversized stone fireplace</li> <li>○ All triple pane Accurate Dorwin fiberglass windows</li> </ul> | <ul style="list-style-type: none"> <li>○ Main floor master suite</li> <li>○ Main floor laundry</li> <li>○ 2<sup>nd</sup> and 3<sup>rd</sup> beds in lower level</li> <li>○ Wet bar and games room in lower level</li> <li>○ Wrap around deck with 4' overhangs</li> <li>○ Oversized attached sunroom</li> <li>○ Attached heated and insulated 2-car garage</li> <li>○ Detached 32' x 40' insulated shop with 14' ceilings heated with an older woodstove</li> </ul> |
|---|---|

**Services:** Propane on-demand hot water (serves domestic hot water and in-floor heating), propane forced-air furnace, central air, drilled well (well record and tested), wood stove in basement is WETT certified, telephone, internet

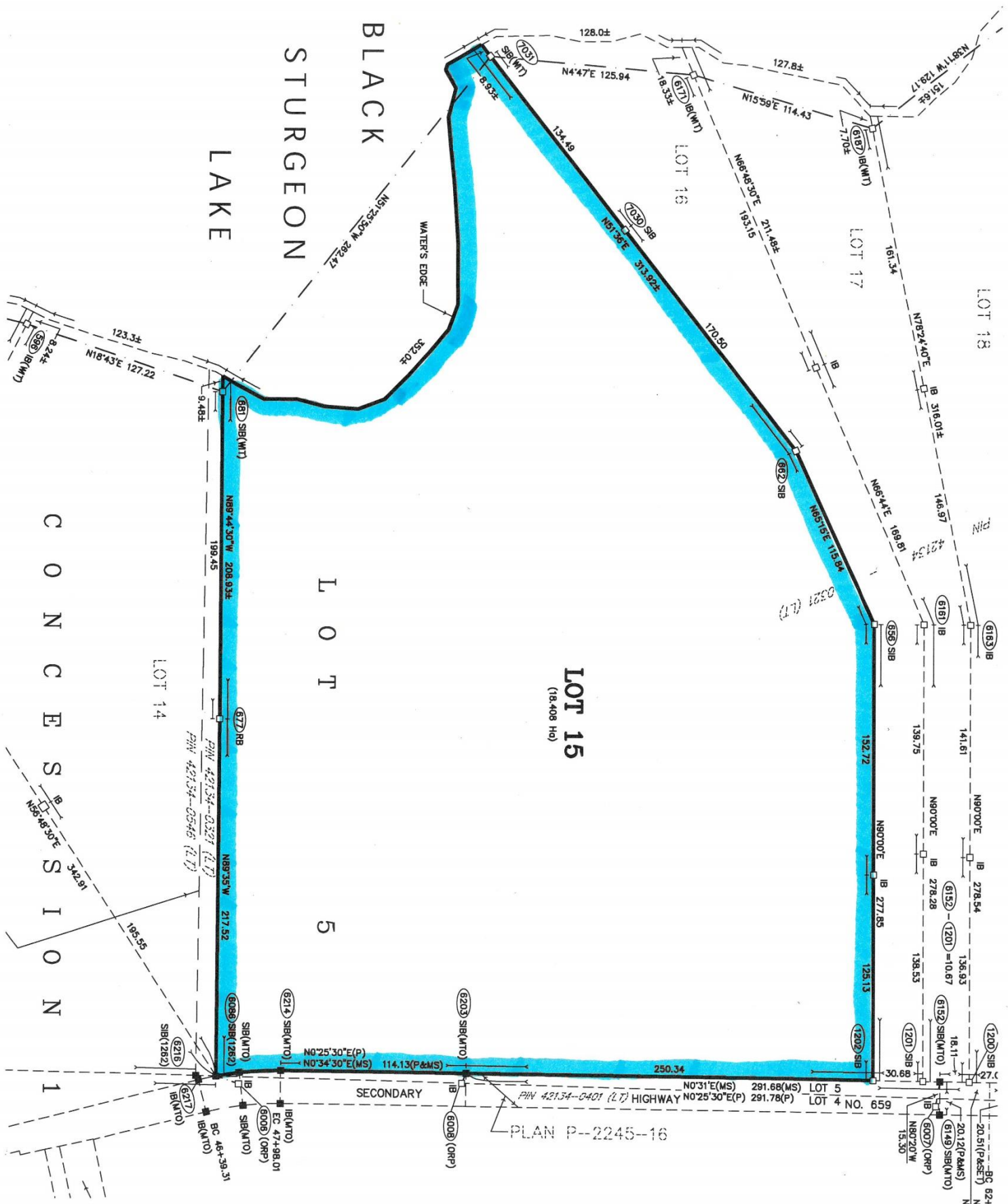
**Access:** Municipal Road: take East Mellick Road to driveway #746

**Taxes:** \$14,519.79 in 2019

**Comments:** Lot line adjustment has been proposed but not finalized. Heritage restriction is due to a known area of archeological sensitivity.

**File 4402**

**\$1,890,000**



BLACK  
STURGEON  
LAKE

LOT 15  
(18,408 Ha)

LOT 5

LOT 14

LOT 16

LOT 17

LOT 18

CONCESSION 1

SECONDARY

PLAN P-2245-16

123.3±  
N18°43'E 127.22

195.55

342.91

8.24±  
N89°48'30"E 8.24±

9.48±

199.45

N89°44'30"W 208.93±

6177 RB

P/W 42134-0221 (LT)

P/W 42134-0546 (LT)

N89°35'W 217.52

6086 SIB (282)

SIB (282)

6215

IB (MTO)

6217

IB (MTO)

6218

IB (MTO)

6219

IB (MTO)

6220

IB (MTO)

6221

IB (MTO)

6222

IB (MTO)

6223

IB (MTO)

6224

IB (MTO)

6225

IB (MTO)

6226

IB (MTO)

6227

IB (MTO)

6228

IB (MTO)

6229

IB (MTO)

6230

IB (MTO)

6231

IB (MTO)

6232

IB (MTO)

6233

IB (MTO)

6234

IB (MTO)

6235

IB (MTO)

6236

IB (MTO)

6237

IB (MTO)

6238

IB (MTO)

6239

IB (MTO)

6240

IB (MTO)

6241

IB (MTO)

6242

IB (MTO)

6243

IB (MTO)

6244

IB (MTO)

6245

IB (MTO)

6246

IB (MTO)

6247

IB (MTO)

6248

IB (MTO)

6249

IB (MTO)

6250

IB (MTO)

6251

IB (MTO)

6252

IB (MTO)

6253

IB (MTO)

6254

IB (MTO)

6255

IB (MTO)

6256

IB (MTO)

6257

IB (MTO)

6258

IB (MTO)

6259

IB (MTO)

6260

IB (MTO)

6261

IB (MTO)

6262

IB (MTO)

6263

IB (MTO)

6264

IB (MTO)

6265

IB (MTO)

6266

IB (MTO)

6267

IB (MTO)

6268

IB (MTO)

6269

IB (MTO)

6270

IB (MTO)

6271

IB (MTO)

6272

IB (MTO)

6273

IB (MTO)

6274

IB (MTO)

6275

IB (MTO)

6276

IB (MTO)

6277

IB (MTO)

6278

IB (MTO)

6279

IB (MTO)

6280

IB (MTO)

6281

IB (MTO)

6282

IB (MTO)

6283

IB (MTO)

6284

IB (MTO)

6285

IB (MTO)

6286

IB (MTO)

6287

IB (MTO)

6288

IB (MTO)

6289

IB (MTO)

6290

IB (MTO)

6291

IB (MTO)

6292

IB (MTO)

6293

IB (MTO)

6294

IB (MTO)

6295

IB (MTO)

6296

IB (MTO)

6297

IB (MTO)

6298

IB (MTO)

6299

IB (MTO)

6300

IB (MTO)

6301

IB (MTO)

6302

IB (MTO)

6303

IB (MTO)

6304

IB (MTO)

6305

IB (MTO)

6306

IB (MTO)

6307

IB (MTO)

6308

IB (MTO)

6309

IB (MTO)

6310

IB (MTO)

6311

IB (MTO)

6312

IB (MTO)

6313

IB (MTO)

6314

IB (MTO)

6315

IB (MTO)

6316

IB (MTO)

6317

IB (MTO)

6318

IB (MTO)

6319

IB (MTO)

6320

IB (MTO)

6321

IB (MTO)

6322

IB (MTO)

6323

IB (MTO)

6324

IB (MTO)

6325

IB (MTO)

6326

IB (MTO)

6327

IB (MTO)

6328

IB (MTO)

6329

IB (MTO)

6330

IB (MTO)

6331

IB (MTO)