



LISTING HIGHLIGHTS

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



PIN 42134-0327
475 B East Melick Road
Black Sturgeon Lake

Lot

- 190 feet of frontage
- 170 feet deep on east side
- 0.8 acres
- Low Profile
- North Exposure

Improvements

- 1,147 sq ft built in 2011
- Post on grade beam construction
- 4 beds (2 on main, 2 upstairs)
- Two 4- piece baths (1 up, 1 down)
- Main floor laundry
- Attached deck
- Wood siding
- Asphalt Shingle Roof
- Triple pane windows
- Wood-burning airtight insert (WETT certified)

Services: 200 amp hydro, HRV, electric baseboard heating, NWHU approved holding tank, two stage water filter with UV light, electric hot water tank (owned)

Access: Registered easement to cross over 475 A East Melick Road

Taxes: \$3,711.42 in 2019

Comments: Newer cottage! Just needs some finishing touches!

File 4409

\$329,000

