



# 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 42140-0226**  
**4B Rockeries Road**  
**Deception Bay, Lake of the Woods**

**Lot**

- 104 feet of south-facing frontage
- 1.31 acres of titled land
- 66' shore reserve is owned

**Improvements**

- 2,380 sq. ft. (above grade measure)
- Year-round, fully winterized
- Main floor MBR w 5-pce en-suite
- 3 beds in lower level
- 2.5 baths
- Attached screened room
- Single wet slip boathouse with rooftop deck and boat lift
- Attached low maintenance decking
- Low Maintenance Siding
- Asphalt Shingle Roof
- Detached double garage plumbed for in-floor heating (no boiler)
- Bunky

**Services:** 200-amp hydro, geo-thermal lake loop, wood stove (WETT certified), NWHU certified septic tank & field, telephone, internet

**Access:** Rockeries Road West to Driveway 4B

**Taxes:** Approx. \$3,600 in 2019

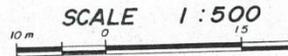
**Comments:** GREAT cottage package with all the essentials in a very convenient location on Lake of the Woods. Furniture and living room light fixture are not included in the sale.

**File 4418**

**\$1,299,000**

**SURVEYOR'S REAL PROPE**  
**PART 1**

PLAN OF SURVEY OF  
LOCATION CL 3963 A  
SUMMER RESORT LOCA  
TOWNSHIP OF  
DISTRICT OF KE



ROSS M JOHNSON SUR  
2005

BEARING REFERENCE

Bearings are astronomic and are refer  
Summer Resort Locations LK376 and  
23R-3517 having a bearing of

SURVEYOR'S CERTIFICATE

I certify that;  
1. THIS SURVEY AND PLAN ARE CORRE  
THE SURVEYS ACT, THE SURVEYORS AL  
AND THE REGULATIONS MADE UNDE  
2. THE SURVEY WAS COMPLETED ON TH

Kenora, Ontario  
November 22, 2005

*Ross M Johnson*  
Ro  
Ontario

**PART 2**

THIS PLAN MUST BE READ IN CONJ  
REPORT DATED NOVEMBER 22

THIS REPORT WAS PREPARED FOR  
**JILLENE AND ROBERT K.**  
AND THE ABOVE SIGNED ACCEPTS NO  
USE BY OTHER PARTIES.

LEGEND

- Denotes Found Survey Monument
- Denotes Set Survey Monuments
- ▣ Denotes Standard Iron Bar
- ▤ Denotes Short Standard Iron Bar
- ▥ Denotes Iron Bar
- Denotes Iron Bar round
- Denotes Rock Post
- ▣ Denotes Rock Bar
- UP Denotes Utility Pole
- GW Denotes Guy Wire and Anch
- EB Denotes E. D. Sewell O.L.S
- 1058 Denotes Glenn D. Hermanso
- SRO Denotes Sutcliffe Rody Quest
- PL1 Denotes Plan 23R-3517
- PL2 Denotes Plan 23R-11016
- PL3 Denotes Plan 23R-6210

DISTANCES SHOWN  
IN METRES AND CA  
TO FEET BY DIVI

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**ROSS M. JOHNS**  
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Drawn by: Y. G. Howard

