

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 42154-0038
1820 Highway 17 West
Keewatin, ON
Zoned Highway Commercial

Lot

- 1.5 acres
- 370 feet of frontage
- South facing
- Low profile
- Fully landscaped

Improvements

- | | |
|---|--|
| ○ Built in 1980 | ○ New decking |
| ○ 3 bed 1.5 baths | ○ Sump pump with battery back up |
| ○ 1,370 sq. ft. | ○ New plumbing |
| ○ New shingles in 2015 | ○ Water cistern 1,000 gallon (Nov – April) |
| ○ New windows | ○ Sunroom |
| ○ New natural gas furnace | ○ Screen room |
| ○ New electrical panel and wiring (200 amp) | ○ 30 x 80 large greenhouse (2012) |

Services: 200 amp service, cell service, septic field, seasonal municipal water, propane, natural gas, security system

Access: Hwy 17 West on the North side

Taxes: \$3,667.37 in 2020/Gas \$1,036.05/Hydro \$2,784.82

Comments: Smaller of the two greenhouses is on a land use permit with the City of Kenora. Please see Recent Improvements for additional information.

File 4422

\$499,000

11-88 08:06 FROM: HOOK SELLER ZRUM + LUNDIN ID:007 488 8384

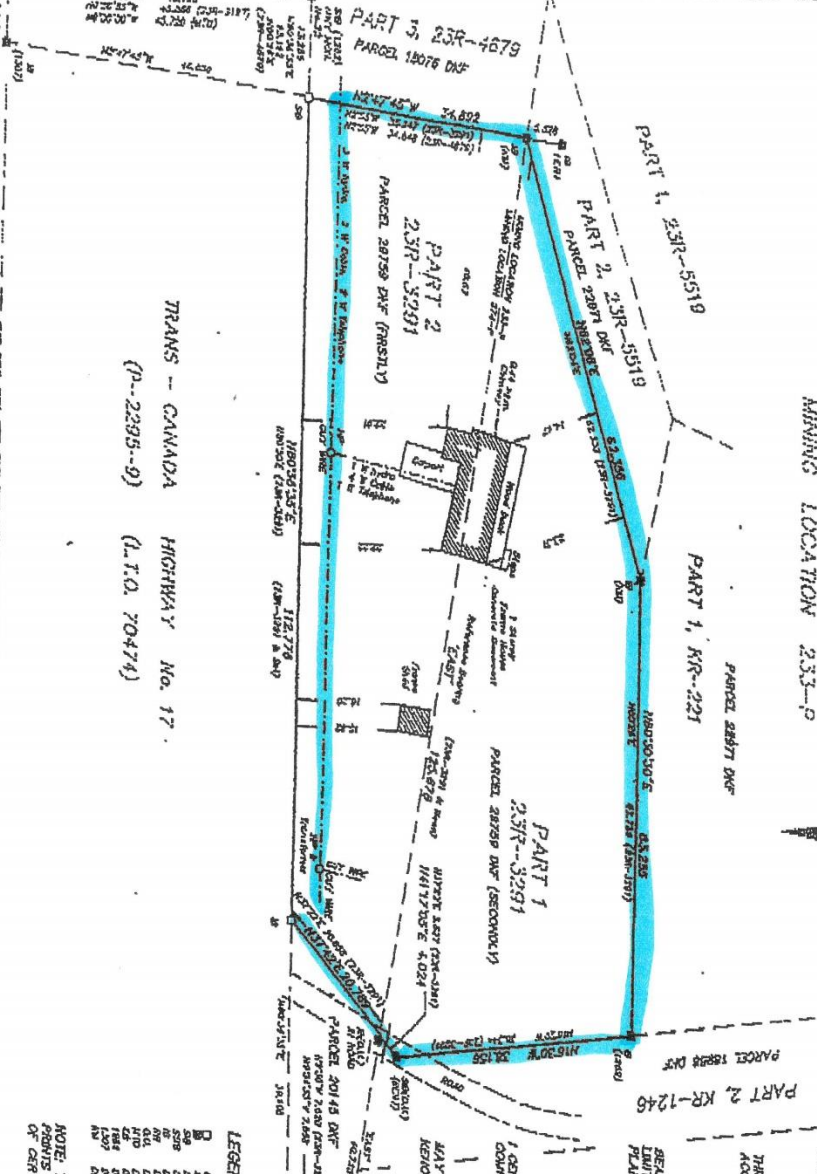
COMPLIANCE WITH MUNICIPAL BY-LAWS - NOT CERTIFIED BY THIS REPORT



MINING LOCATION 233-9

TRANS - CANADA HIGHWAY No. 17
(P-2393-9) (L.T.O. 70474)

L.H. HARRIS 1977



SCALE 1:800
0 10 20
R.A. HOODS, O.L.S.
1995

METRIC - DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

THIS REPORT WAS PREPARED FOR EFC LEAS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARINGS SHOWN HERETO ARE ASTROLOGIC AND ARE REFERRED TO THE LIMIT BETWEEN MINING LOCATIONS 233-9 AND 274-9, ACCORDING TO PLAN 231-2321, HAVING A BEARING OF EAST.

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS REPORT WAS COMPLETED ON THE 29th DAY OF MAY, 1995.

MAY 29, 1995
R.A. HOODS - CHARTED LAND SURVEYOR
KIPICHOVA, ONTARIO

LEGEND

- 1. CONTOUR PLANNED RECONSTRUCTION
- 2. ADJACENT TO ROAD MAPPING
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NOTE: THIS REPORT CAN BE APPLIED BY THIS OFFICE HOWEVER NO APPROVAL PROVIDED BY THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

RUSSELL A. HOODS SURVEYING LTD.