



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



Lot 103 North Poplar Bay Road Poplar Bay Rat Portage Indian Reserve 38A

Lot

- 1.36 acre lot
- South Facing
- Medium Profile
- Approx 163 feet of frontage
- Deep water frontage

Improvements

- Approx 6,000 sq ft of finished living space
- Timber post and beam construction, built in 2002
- 4 bed, 4 bath main cottage
- Attached 2 bed, 1 bath suite
- Dumbwaiter cargo elevator
- Large front deck off top level
- Large walk-in pantry
- New Kitchen
- Many new windows
- Large master with deluxe master bath
- Rec room
- New hot tub

Services: 3 Electric forced-air furnaces on remote systems, air conditioning, filtered lake water with UV system, hydro, telephone, Xplornet internet, septic tank and field

Access: McKenzie Portage Road through Washagamis Bay First Nation to Poplar Bay, North Shore Road, lot 103

Taxes: No property taxes – leaseholders pay an annual road fee to Washagamis Bay Investment Corp. of approximately \$1,200 in 2020

Comments: Amazing timber construction with large square footage. Great value!

File 4431

\$1,795,000

