

LISTING HIGHLIGHTS

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



PIN 42140-0262 & 42140-0784
24 Pye's Road
Clearwater Bay, Lake of the Woods

Lot

- 114' x 174'
- South Facing
- Natural Sand Beach
- Owned to highwater Mark

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ 946 sq ft main floor area ○ 1,346 sq ft total finished living space ○ 4 beds (1 main, 3 up) ○ 2 Bath (1 main, 1 lower level outside) ○ Attached Screened Room ○ Asphalt shingles in 2008 | <ul style="list-style-type: none"> ○ New wrap around decking with glass railings ○ Landscaped to ensure drains properly ○ Recently re-levelled with new support ○ New lower level bathroom with laundry |
|---|---|

Services: 200-amp hydro, septic tank and field, electric baseboard heat, 2 fireplaces, electric hot water, dug well with heat trace, new septic pump

Access: Hwy 17 W to Pye's Road, second cottage in

Taxes: Estimated \$2,200 in 2020

Comments: Boat lift not included (negotiable) and live edge dining room table is excluded

File 4437

\$489,000

TRANS CANADA

N0°01'30"W (MEAS) NOITE (KR)
272.5

N0°12'30"E
258.13

N0°17'E 627.00
247.58

N0°12'30"E
245.73

N0°17'E 664.00
243.70

P-2522-14

ARC-105.11 CH-105.10
R-2034.86 N87°43'10"W

R=2034.86
A=54.69
CH=54.69
N85°38'09"W

R=2034.86
A=52.81
CH=52.80
N88°31'03"E

R-2034.86
A-20.29
CH-20.29
N87°21'05"E
R-2034.1
A=87.2

PART 1
KR-1996
PARCEL
27287 DKF

MINING
PARCEL 23746 DKF

PART 2

PART 4

SECONDLY
PARCEL
22499 DKF

PART 6

PART 8

SECONDLY
PARCEL
23417 DKF

S1B
N00°30'W (MEAS) NOITE (REG)
131.14 (MEAS)

S1B
N00°30'W (MEAS) NOITE (REG)
132.11 (REG)

N0°12'30"E
718.00'

N01°E 135.27'

N0°12'30"E
760.25

N0°17'E
171.46

S1B
(STAMPED
25B)
(P-2522-3)
N85°07'E 105.29

66'

66'

S1B
N72°43'0"W
56.48'

S1B
N65°56'10"W
57.99'

RESERVE

HIGH WATER
CLEARWATER BAY
(FORMERLY WOODCHUCK BAY)
LAKE OF THE WOODS

MARK