



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 421360189 709B Peterson Road Black Sturgeon Lake

Lot

- 194' frontage x 958' deep
- 3.7 acres
- East exposure, high profile, deep water
- No shore reserve, lot owned to high water mark
- Shared road via private driveway

Improvements

- 1,560 sq ft fully insulated cottage built in 1983 with addition in 1993
- 3 beds, 1.5 baths bungalow
- New asphalt shingles in 2016
- Vinyl siding
- Post on concrete tubes pinned to bedrock
- Multiple attached decks with bar area
- Hardwood flooring
- Open concept great room with woodstove (hasn't been WETT certified, but could be)
- Den offers pullout hide-a-bed for additional sleeping area
- Fire pit in rear yard
- Galvanized marine rail system with boat lift
- Ramp and floating dock

Services: 125-amp hydro, new electric forced-air furnace, lake drawn water with heat line and submersible pump, septic tank and field, 40 gal. electric hot water (owned)

Access: Peterson Rd to shared private driveway 709, go up hill and follow signs

Taxes: \$5,950.00 in 2020

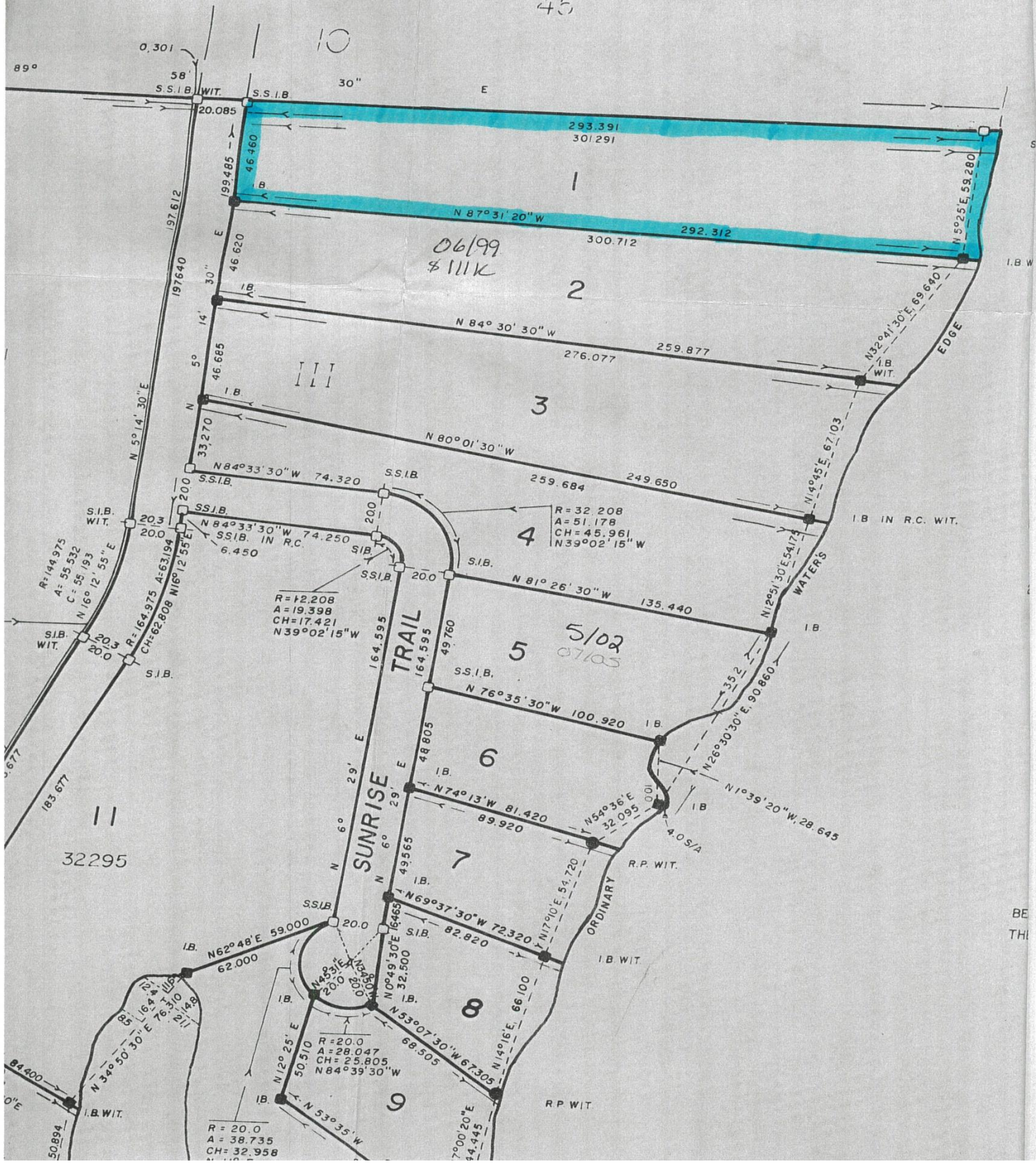
Comments: What a view!! Low maintenance and offered turn-key!

File 4444

\$599,000

45

10



BE
THI