



# LISTING HIGHLIGHTS

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



**PIN: 42150-1874; PIN: 42150-1876**

**Lot 2 Baycliff Road  
Lake of the Woods**

## Lot

- South eastern frontage
- 6.41 acres (including owned shoreline)
- Medium profile lot
- Clean rock shoreline
- Large level driveway with ample parking
- 186.41 feet of owned water frontage
- Big lake view looking out onto Manitou stretch

## Improvements

- Original construction was 1990 and major addition completed in 2006
- 4 bedrooms with 4.5 bathrooms
- Main floor living area 2,096 sq. ft
- Lower level walkout area 2,072 sq. ft + new sunroom
- Landscaped driveway with ample parking
- Metal roof (2006)
- 30 x 40 fully insulated heated garage (in floor radiant heat)
- Pipe docks with dual boat lifts and extra docking
- Dock house with kitchen and bathroom
- Large traditional dining area

**Services:** 200 amp hydro, geothermal, certified zero clearance BIS fireplace and Osburn woodstove, certified septic system, water filtration with UV light and Tanon filter, rental propane tank

**Access:** Currently water access or ice road access. The current road situation is pending and agreement or lease structure with Washagamis Corporation.

**Taxes:** \$3,856.00 in 2020

**File 4450**

**\$2,000,000**

