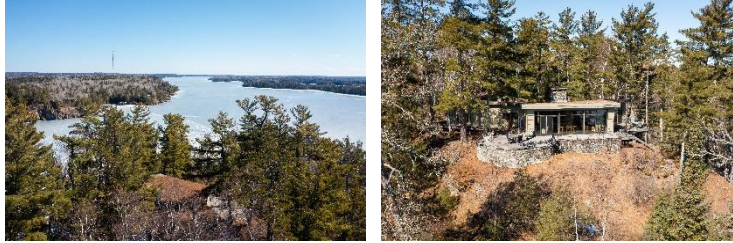


LISTING HIGHLIGHTS

OFFICE: 807.468.3541 TOLL FREE: 800.528.8848 FAX: 807.468.4676
138 MAIN STREET S. | KENORA ONTARIO | P9N 1S9 | CABINCOUNTRY.COM



PIN 42140-0324

**Lot 26 Fireroad 29 McCallum Point Road
Clearwater Bay, Lake of the Woods**

Lot

- 3+ acres of titled land
- 279.45 feet of waterfront
- High profile down to the water
- Eastern exposure
- Mature pine trees with excellent privacy

Improvements

- Approx. 2,300 sq. ft. of living space
- 2 bedroom, 2 bathroom main cottage
- Large living space with bay windows
- Spacious kitchen with newer appliances
- Concrete foundation
- 2 bedroom 1 bathroom guest cottage
- 3 separate garages
- Floating dock with ramp
- Main cottage is year round
- Large workshop under guest cottage

Services: Hydro, cell service, internet, septic system, lake drawn water, forced air, oil furnace

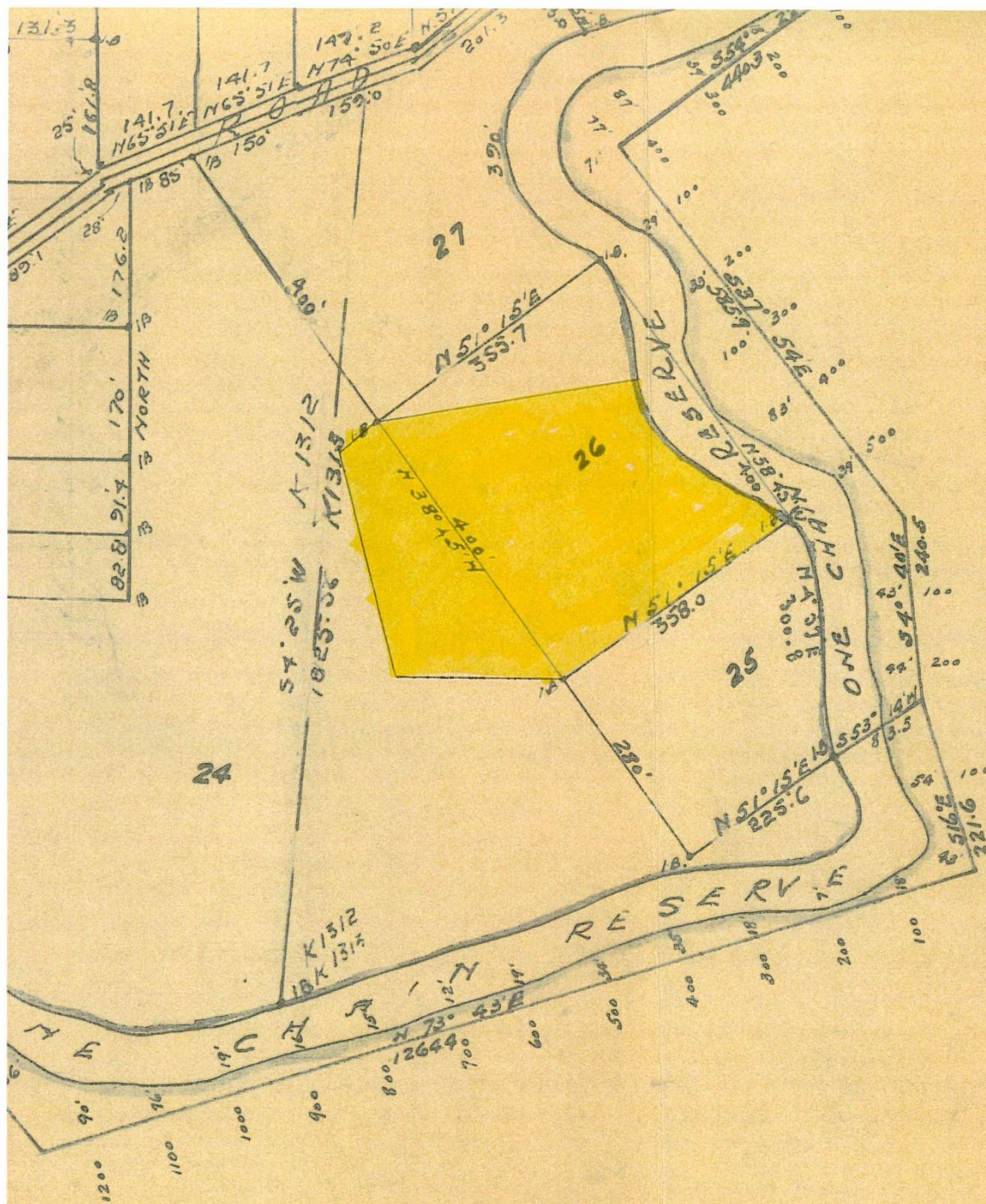
Access: McCallum Point Road to Fireroad 29

Taxes: \$4,800.00 in 2020

Comments: Take in the east view amongst the pine trees on this large acreage in Clearwater Bay.

File 4458

\$1,195,000



CLEAR WATER BAY
LAKE OF THE WOODS

I hereby certify that this plan represents a true copy of the field notes taken by me in connection with the survey thereof
KENORA ONT OCT 1 1950

D. D. Jewell

ONTARIO LAND SURVEYOR