

# LISTING HIGHLIGHTS

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



**PIN 42125-0146**  
**Lot 12 BR 14 Storm Bay Road**  
**Lake of the Woods**

**Lot**

- 167 feet of frontage
- 0.94 acres
- Low profile
- Storm Bay westerly view

**Improvements**

- Double slip crib dock
- 850 sq. ft.
- 4 bedrooms
- 1 bathroom

**Services:** Hydro, Internet

**Access:** Park on Branch Road 14 and walk in on neighbor's driveway

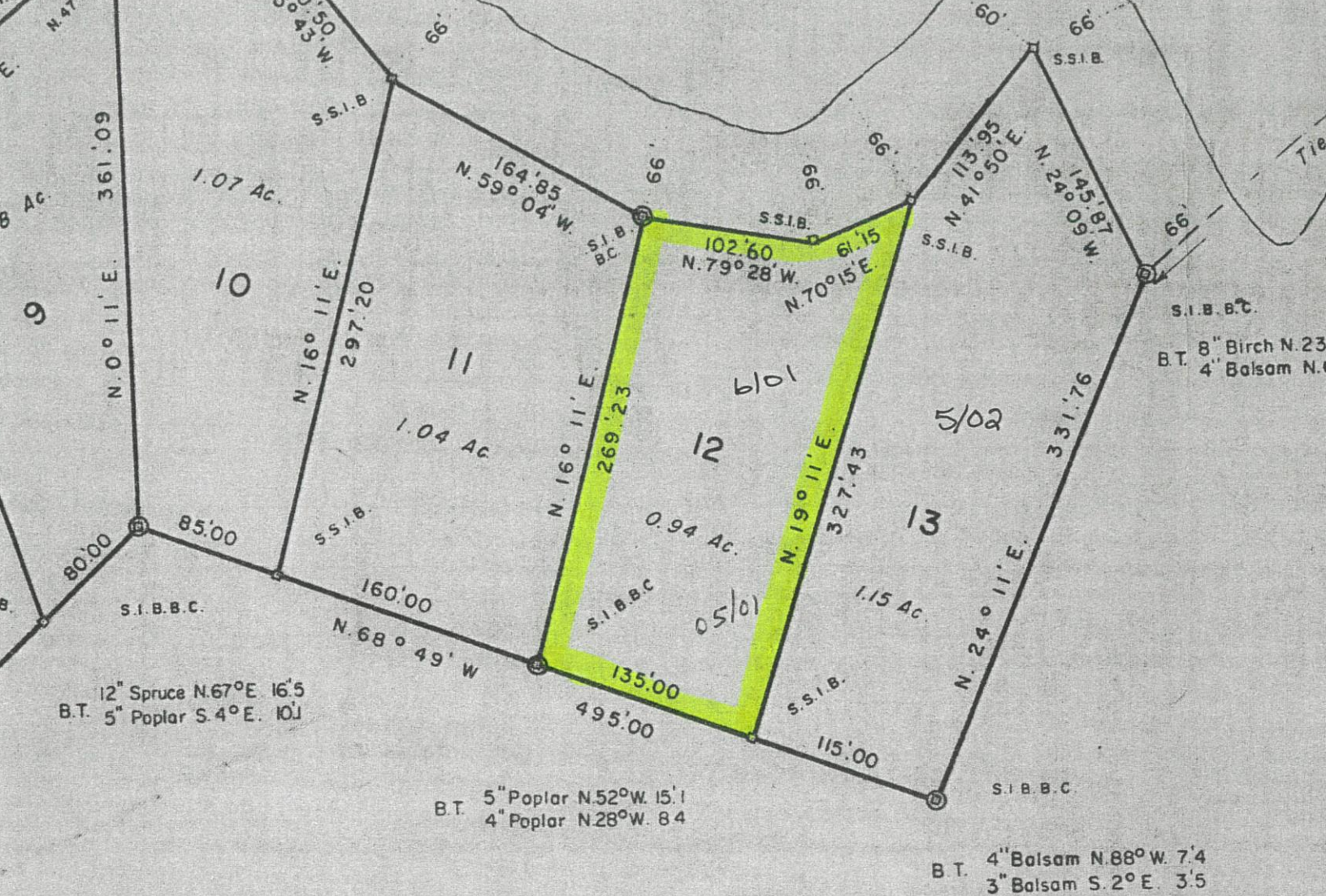
**Taxes:** \$2,145.88 in 2020

**Comments:** Low profile low with crib dock. The property needs a driveway put in and a new septic field put in.

**File 4460**

**\$459,000**





## NOTE

BEARINGS ARE ASTRONOMIC DERIVED FROM OBSERVATIONS ON POLARIS ON THE EASTERLY LIMIT OF LOT 13 OF THIS PLAN AND REFERRED TO THE MERIDIAN THROUGH THE SOUTH EASTERLY ANGLE OF LOT 13.

GOVERNING LINE FOR THE BEARINGS OF THE LOTS AND BLOCKS WITHIN THE SUBDIVISION IS THE EASTERLY LIMIT OF LOT 13.

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

MATHEMATICAL CLOSURES HAVE BEEN MADE ON EACH OF THE LOTS AND BLOCKS WITHIN THE SUBDIVISION. LINEAL ERROR DID NOT EXCEED 1/5000.

ELEVATIONS ARE REFERRED TO GEODETIC SURVEY OF CANADA BENCH MARK No 1961 (ELEVATION 1080.345). ELEVATION WAS CARRIED BY TRAVERSE AND WATER TRANSFER TO THE SITE

STORM BAY OF LAKE OF THE WOODS IS REGULATED TO ELEVATION 1061.25 G.S.C.

M552

