

LISTING HIGHLIGHTS

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



PIN 42126-0028 & 42126-0025 Lot 2 Sturgeon Road Black Sturgeon Lake, Unorganized

Lot

- 0.82 acres plus owned shore reserve (0.9 acre more/less)
- 154' of frontage
- 255' east side lot line
- North-west Exposure
- Deep Water

Improvements

- | | |
|---|--|
| <ul style="list-style-type: none"> ○ 3-season cottage built in 1986 ○ 1,107 square feet ○ Concrete piled foundation pinned to rock ○ Wood Siding, Metal Roof ○ 4 bed, 1 bath ○ Bath updated in 2020 | <ul style="list-style-type: none"> ○ Great room with wood interior ○ Airtight woodstove (ULC certified, WETT unknown) ○ Attached 12 x 20 screened room ○ Detached Double Garage ○ New Crib dock with ramp and floater in 2008 |
|---|--|

Services: 100-amp hydro, electric baseboard heat in bedrooms, seasonal lake-drawn water, electric hot water heater (owned), Xplornet Internet (rental equipment), 2,000 gallon holding tank (NWHU Permit #K142-07), Satellite TV

Access: 3.4 kilometers from 17-A bypass, 0.8km down Sturgeon Road

Taxes: \$669.75 in 2020

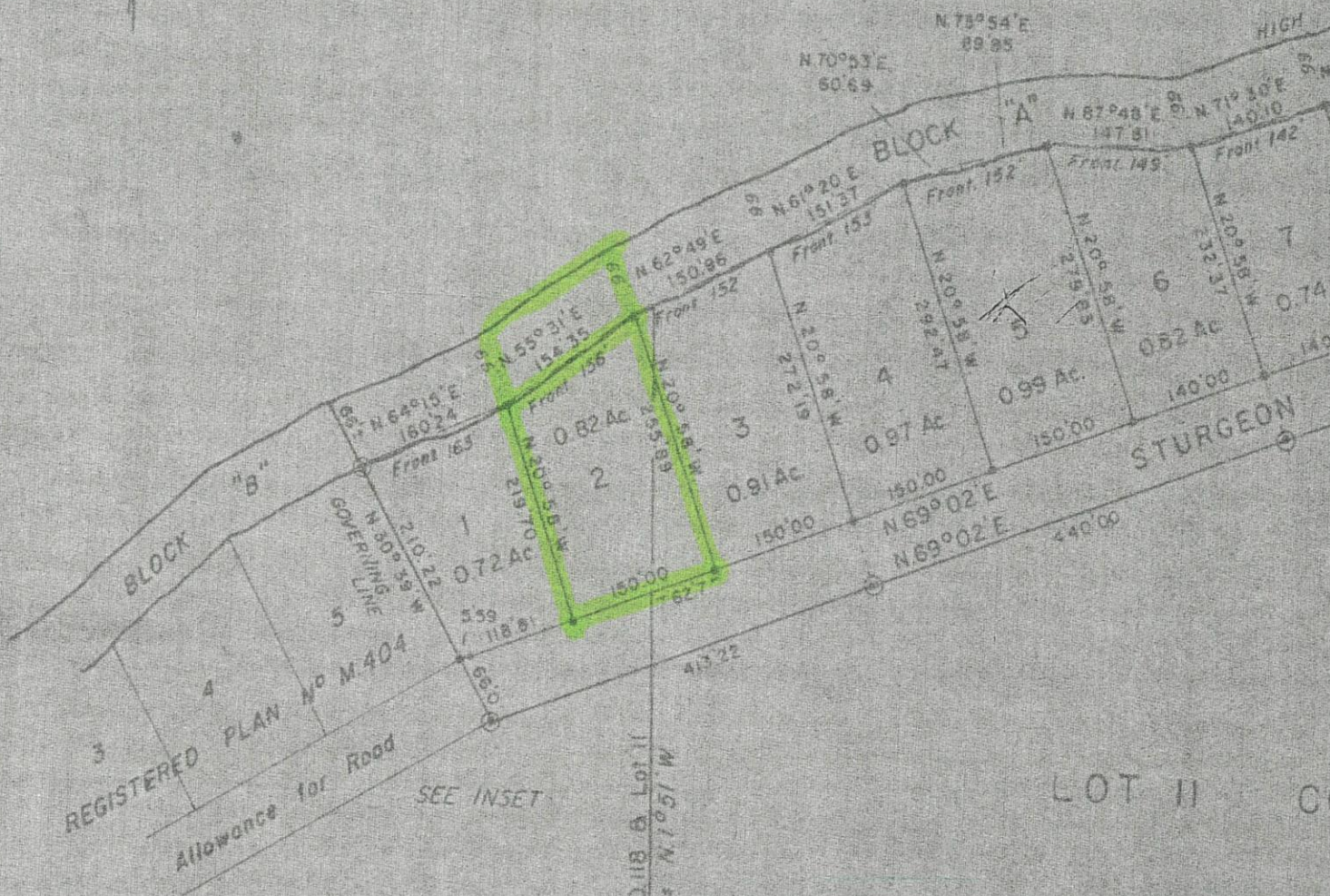
Comments: Rare - low taxes unorganized on Black Sturgeon Lake. Easy access from highway with golf course nearby, directly across the bay.

File 4461

\$579,000

STURGEON

BLACK



LOCATION D. 118

LOT 11

Line Between Loc D118 & Lot 11
Line of original plaze N1051W

Limit between