

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 42160-0219; 42160-0218
118 Government Road
Kenora, ON

Lot

- 0.45 acres
- 60 feet of frontage on Government Road
- Beautiful rear yard overlooking Darlington Bay
- Stone retaining wall on street side
- 2 boat launches within walking distance

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ 1,837 sq. feet – 4 bedroom heritage home (including 3rd floor useable attic space) ○ 2 bathrooms – stand up jet tub in newer addition bathroom (needs jet switch replaced) ○ Upgraded wiring and panels (2 switches in front foyer are still knob and tube) ○ Oversized kitchen | <ul style="list-style-type: none"> ○ Beautiful 9' x 20' porch overlooking Lake of the Woods ○ Hardwood floors in foyer ○ Secondary staircase from kitchen to second floor ○ New furnace in 2019 ○ New roof just completed by Oakwood Roofing |
|---|---|

Services: Natural gas, hydro, municipal sewer and water, telephone, Central Air conditioning, forced air gas furnace

Taxes: \$2,754.74 in 2021

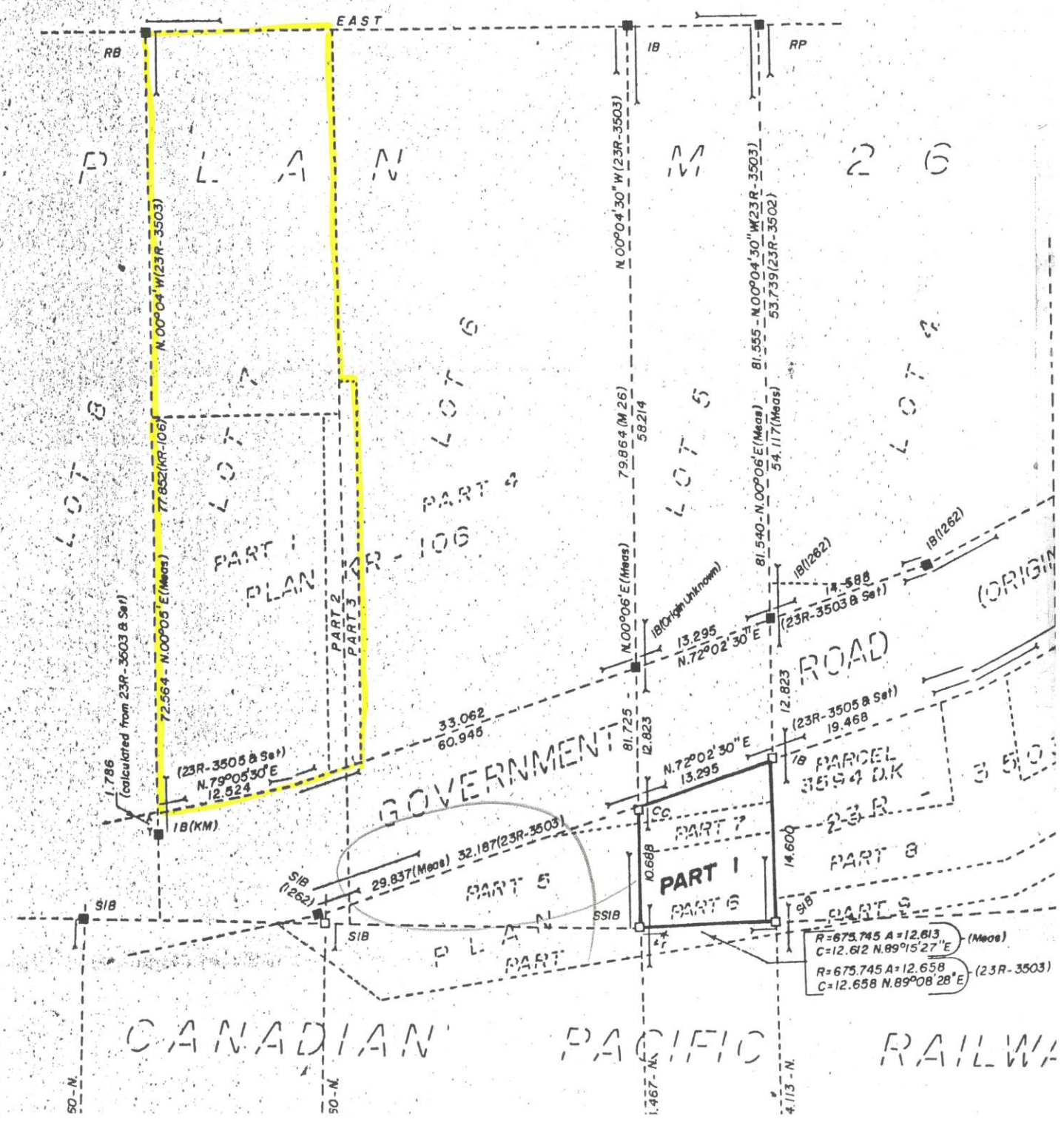
Comments: Part 3 is registered easement for the neighbour (east) to access the rear of their property.

File 4467

\$375,000

PRELIMINARY

1987



EAST
PLAN 23R-106
PLAN 23R-3503

LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

GOVERNMENT
ROAD
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
PART 12
PART 13
PART 14
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PART 97
PART 98
PART 99
PART 100

CANADIAN PACIFIC RAILWAY
50-N
50-N
1.467-N
4.113-N

$R=675.745 A=12.613 C=12.612 N.89^{\circ}15'27'' E$
 $R=675.745 A=12.658 C=12.658 N.89^{\circ}08'28'' E$