



LISTING HIGHLIGHTS

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



PIN 42150-1830 7 Cedar Ridge Poplar Bay, Lake of the Woods

Lot

- Approx. 2.5 acres
- 150 feet of frontage
- Northwest exposure
- Deep water frontage
- High profile

Improvements

- 1,152 sq ft of living space with 3 beds, 1 bath cottage (no toilet) and a loft built in 2001
- Detached living room building
- Both buildings fully insulated and heated
- Post foundations
- Asphalt shingle roof and low maintenance siding
- Multiple sitting decks and landings
- Shore station deck with ramp and floater
- Outhouse
- Storage shed and woodshed

Services: 200-amp hydro, seasonal lake-drawn water, electric baseboard heat, woodstove, grey water pit and outhouse

Access: Boat access in summer, winter ice road access to NORPEN landing

Taxes: \$2,335 in 2020

Comments: Once serviced by NORPEN Road, this area is now water-access, Buyer responsible for arranging their own mainland parking and docking.

File 4473

\$589,000



WOODS

BAY

CROWN

