

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



**7 Catherine Lake
162 Herb's Point Road
PIN 421380067 & 421380117
TB212276**

Lot

- Low profile 0.7 acre lot with gentle slope
- 170 feet of frontage (shore reserve owned)
- Crown land to the west
- Great privacy
- Private Driveway
- Sand shoreline

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ 3 Bedroom main cottage (768 sq.ft) ○ 1 bathroom (4 pce) + 1 Bathroom in Workshop/Guest house (4 pce) ○ 16' X 28' Workshop/Guest house ○ Solar System – Back Panels (New) – 4 X 350W = 1.4kW ○ Front Panels – 4 X 100W = 0.4kW | <ul style="list-style-type: none"> ○ Backup Cummins propane generator – remote start ○ 2 X DC fridges ○ 24' X 32' Garage Pad (concrete) ○ Fully furnished ○ Floating dock at shoreline |
|---|---|

Services: Certified septic tank and field, 1.8kW combined Solar power, propane stove/hotwater tank/generator (Co-Op Rental), woodstove

Taxes: \$700.00 +/- for 2021

Comments: We are excited to have the opportunity to show off a rare listing on Catherine Lake! A beautiful lake on the Minaki Highway that allows you to access other lakes, most notably Pelicanpouch lake. This cottage is perfect for the couple or family that really want to disconnect. The three-bedroom cottage is fully serviced with an adequate solar system and septic system. There is also a 16' X 28' workshop/guest cottage that has a single open room in the front and a separate bathroom. The overbuilt 24' X 32' concrete pad is ready for a garage to be built! The privacy of this lot is immediately recognized as soon as you enter the private driveway that leads to a nice flat parking area close to the back door. At the waters edge you will find a sandy shoreline that is sheltered and ready to be enjoyed. There is an Onan back up generator that is fully wired and hooked up to remote start for those cloudy days to ensure comfort and the ability to watch a movie or two. A hidden gem. Please call to book your showing.

File 4484

\$399,000

PLAN 23R-11664

RECEIVED AND DEPOSITED
20.08.13.14

Deputy Registrar
AND REGISTRAR FOR THE LAND TILES DIVISION OF KENORA

PERMISSION TO DEPOSIT THIS PLAN OF SURVEY OF CROWN LAND WAS GIVEN BY THE SURVEYOR GENERAL OF ONTARIO ON THE 13TH DAY OF DECEMBER 2008.

BEFORE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT,

20.08.13.14

Eric Roddy
ERIC RODDY

PLAN OF SURVEY OF

LOCATION CL 15215
IN FRONT OF
LOTS 7, 8, 10 AND 11
PLAN M-598

TOWNSHIP OF PELICAN

DISTRICT OF KENORA

ERIC RODDY, OLS

SCALE 1 : 1000

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC AS DERIVED FROM THE EASTERN LIMIT OF LOT 10 HAVING A BEARING OF N 3° 01' W AS SHOWN ON PLAN M-598.

- LEGEND**
- DEVIATES
 - SURVEY MONUMENT FOUND
 - SURVEY MONUMENT PLANTED
 - △ PLAN M-598
 - △ M. M. GRAMM, OLS
 - WOODEN GUIDE POST
 - STANDARD IRON BAR
 - STANDARD IRON BAR WITH BRONZE CAP
 - STANDARD IRON BAR WITH BRONZE CAP AND PROPORTIONED
 - SHORT STANDARD IRON BAR WITH BRONZE CAP
 - PROPORTIONED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1 - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGULATIONS MADE UNDER THEM, AND THE REGULATIONS MADE UNDER THEM.
2 - THE SURVEY WAS COMPLETED ON 2008.08.12.
3 - THIS PLAN OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION AND I WAS PRESENT ON THE SITE DURING THE PROGRESS OF THIS SURVEY.

ONTARIO
20.08.13.14
Eric Roddy
ERIC RODDY
ONTARIO LAND SURVEYOR

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

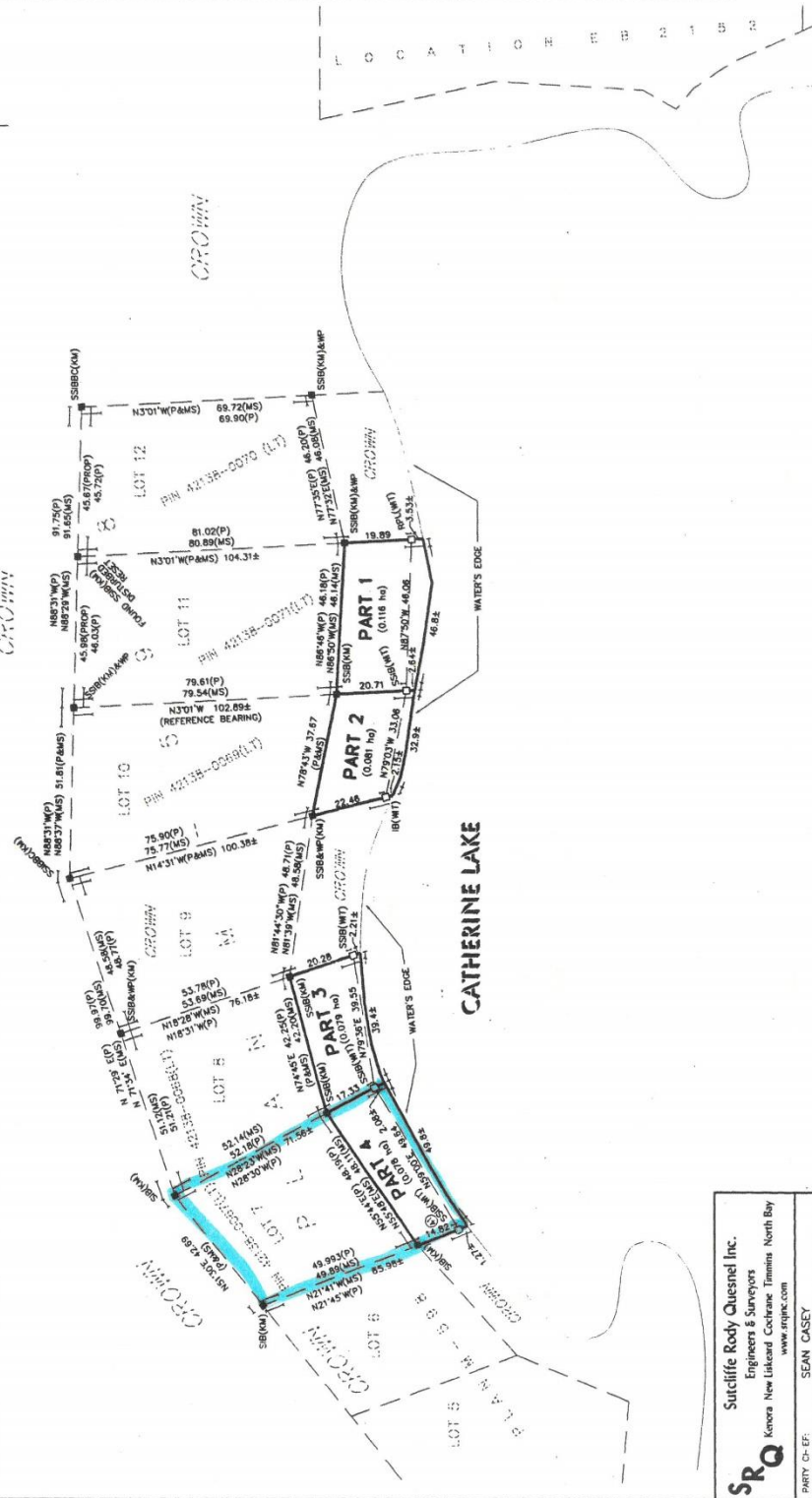
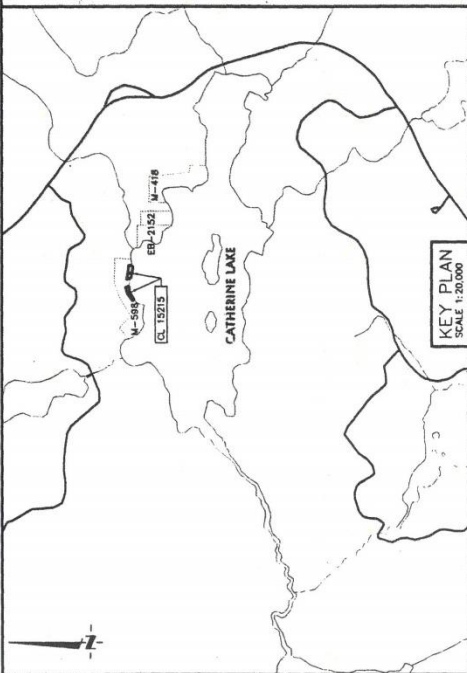
SCHEDULE

PART	LOT	CON. PLAN	ACRES	HECTARES	CON. INST./CROWN	POINTS SURFACE/ANING/ROTH	REMARKS
1			0.287	0.116			
2			0.200	0.081	CROWN		
3			0.195	0.079			
4			0.193	0.078			
			TOTAL AREA	0.875	0.354		

TOWNSHIP OF PELICAN, PLAN G-1350

TIES TO WATER'S EDGE OF CATHERINE LAKE

FROM SSB&W(M) @	TO SSB&W(M) @
S46°35'W -- 27.6	N72°47'E -- 100.3
S46°22'W -- 12.8	N79°48'E -- 114.0
S34°44'E -- 1.2	N79°21'E -- 126.1
N55°30'E -- 11.5	N82°09'E -- 136.3
N87°13'E -- 26.3	N83°00'E -- 142.9
N60°02'E -- 38.1	N84°42'E -- 159.4
N61°40'E -- 52.7	N86°17'E -- 175.3
N63°14'E -- 61.2	N87°22'E -- 184.0
N64°03'E -- 73.5	N88°31'E -- 215.2
N65°33'E -- 87.6	N89°06'E -- 226.8



SRQ Sutcliffe Roddy Quesnel Inc.
Engineers & Surveyors
Kenora New Lickard Cochrane Timmins North Bay
www.srqinc.com

PARTY IN CHARGE: SEAN CASEY
CHECKED BY: ERIC RODDY, O.L.S., C.L.S.
FILE SK08024 Drawn BY: KATELIN BEAL