



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 42150-1194
5 Zig Zag Island
TB212351

Lot

- 0.72 acre lot
- 145 feet of frontage
- Low profile
- Rock and sand shoreline

Improvements

- 2 bedroom cottage with 1 bathroom
- Open living kitchen and living room area
- 980 sq. ft. (including sunroom)
- Wood interior
- 280 sq. ft. guest cottage
- Woodstove
- Tool shed/outhouse at rear
- Crib dock with boat slip
- Low maintenance siding

Services: Hydro, composting toilet, telephone/internet available, winter road access

Taxes: +/- \$2,000.00 for 2021

Notes: This property is being Sold "As is, Where Is" – Washing machine does not work (Dryer does) NOTE: Clearwater Bay Restrictions are applicable

Offer Presentation: August 24, 2021 at 4:00pm

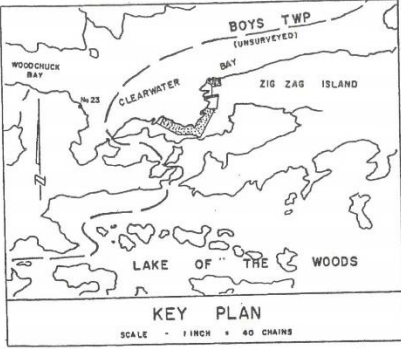
Comments: Clearwater Bay dreaming?!? Here is a new listing on Zig Zag Island at a great price point. Just minutes south of Pye's/Rockerries Landing on the north shore of Zig Zag Island (east of Mud Portage). This fantastic low-profile lot is protected from the heavy West winds because of its dynamic shoreline of this bay. The main cottage is 980 sq ft. including the screened in sunroom. Open living and kitchen area with 2 bedrooms and 1 Bathroom (composting toilet). The guest cottage is 14' X 20' with high ceilings and is open with 2 queen size beds for additional sleeping. This property is fully serviced with Hydro and telephone/internet are available. The woodstove will keep you warm on those cooler evenings and mornings. The sand and rock shoreline will make swimming easy and fun for the kids. Don't hesitate on this one!

File 4485

\$399,000

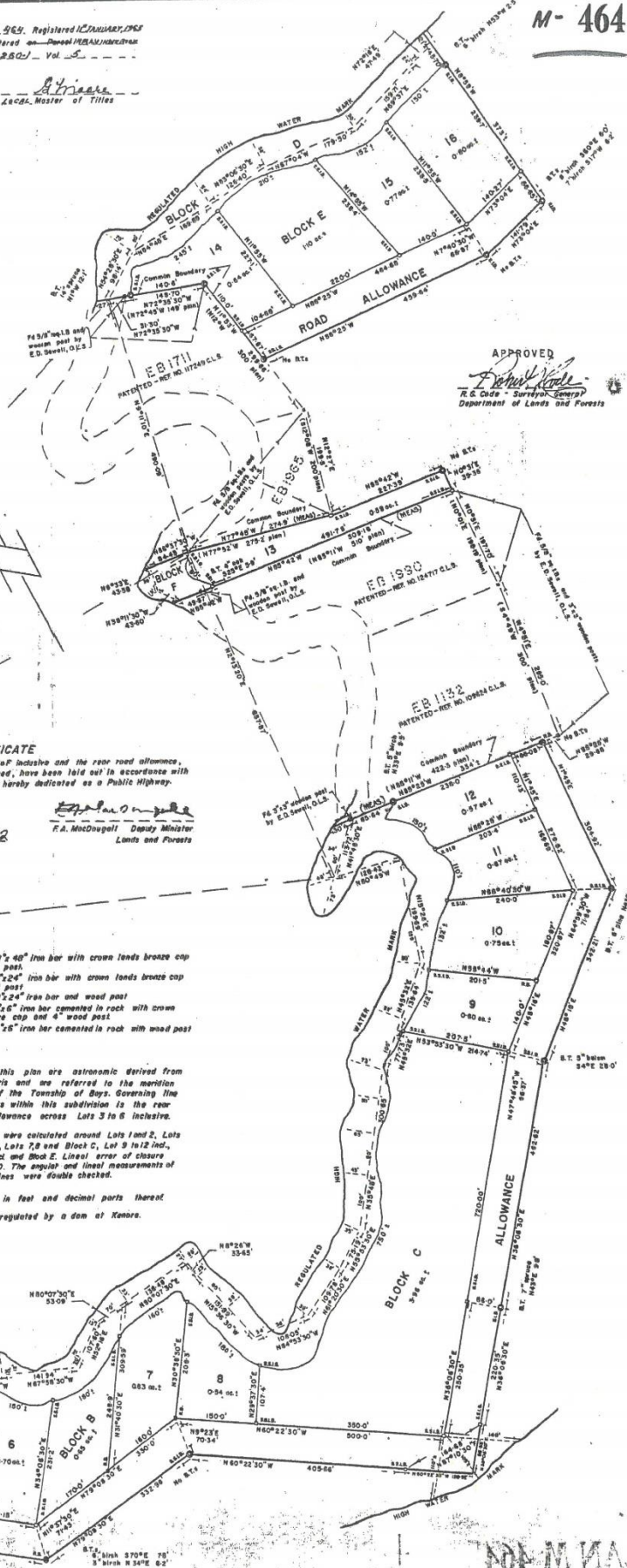
Plan M. 969, Registered 12 JANUARY, 1962
and Entered on the Plan of the Municipality of Kenora
E.O.L.B. 2.50(1) - Vol. 5

G. Wegman
Local Master of Titles



PLAN AND FIELD NOTES
OF SUBDIVISION ON
ZIG ZAG ISLAND
IN CLEARWATER BAY OF LAKE OF THE WOODS
SOUTH OF THE
TOWNSHIP OF BOYS
DISTRICT OF KENORA
SCALE 1 INCH = 100 FEET

G.J. WEGMAN, O.L.S.
1962



APPROVED
R. G. Chisholm
R. G. Chisholm - Surveyor General
Department of Lands and Forests

OWNER'S CERTIFICATE

Lots 1 to 16 inclusive, Blocks A to F inclusive and the rear road allowance, within the area of survey outlined, have been laid out in accordance with my instructions and the road is hereby dedicated as a Public Highway.

Approved under Section 28 of
THE PLANNING ACT
this 21st day of November 1962
G. J. Wegman
MINISTER OF MUNICIPAL AFFAIRS

R. A. McDougall
R. A. McDougall Deputy Minister
Lands and Forests

LEGEND

- S.I.S. Denotes 1 1/2" x 40" iron bar with crown leads bronze cap and 4" wood post
- S.I.S.L. Denotes 1 1/2" x 24" iron bar with crown leads bronze cap and 4" wood post
- S.I.S.L. Denotes 1 1/2" x 24" iron bar and wood post
- S.I.S. Denotes 1 1/2" x 6" iron bar cemented in rock with crown leads bronze cap and 4" wood post
- S.I.S. Denotes 1 1/2" x 6" iron bar cemented in rock with wood post

NOTE:

Bearings shown on this plan are astronomic derived from observation on public and are referred to the meridian through the centre of the Township of Boys. Generating line for the lots and blocks within this subdivision is the rear limit of the road allowance across Lots 3 to 6 inclusive. Mathematical closures were calculated around Lots 1 and 2, Lots 3 to 6 and Block B, Lots 7, 8 and Block C, Lot 9 to 12 incl., Lot 13, Lots 14 to 16 incl and Block E. Linear error of closure did not exceed 1:3000. The angular and linear measurements of the intervening side lines were double checked.

All measurements are in feet and decimal parts thereof.
High water mark is regulated by a dam at Kenora.

SURVEYOR'S CERTIFICATE

I, GEORGE JOHANN WEGMAN, of the Village of Emo of the District of Rainy River, Ontario Land Surveyor, make oath and say:
1. That I was present at and did personally supervise the survey represented by this plan.
2. That the survey and plan are correct and are in accordance with the Surveys Act and Land Titles Act, and regulations made thereunder, and
3. That the survey was completed on July 5, 1962

Sworn before me at Fort Frances in the District of Rainy River this 5th day of July, 1962
George Wegman
George Wegman
Ontario Land Surveyor

Certified a true copy of the field notes of survey.
July 10, 1962
Emo, Ont.
George Wegman
George Wegman
Ontario Land Surveyor

