

LISTING HIGHLIGHTS

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



PIN 42161-0626
249 Peterson Drive
Winnipeg River

Lot

- 3.08 acres
- 171 south-facing frontage
- Deep water with excellent fishing
- Classic Canadian Shield
- Views of Tunnel Island and Darlington Bay

Improvements

- 2,986 sq ft over two levels with walkout basement constructed in 2011
- ICF Foundation, R27.5 Walls, R50 Roof
- 30 year architectural asphalt shingle roof with James Hardie siding, trim and panels
- Triple Pane Low-E argon windows throughout
- Built-in surround sound in living room and rec room
- Detached 24 x 24 heated (woodstove) insulated garage
- 5 bedrooms (3 upstairs, 2 downstairs) and 3 bathrooms
- Open concept main floor living space with vaulted ceilings
- Wet bar in Rec Room
- Concrete Slab has piping installed for future in-floor heating
- Attached front deck

Services: GeoThermal (closed lake loop) heating and cooling (forced-air), Hydro, Telephone, KMTS high-speed internet, good cell service, lake water with filtration and UV, NWHU approved septic tank & field.

Access: Municipal Road to shared driveway entrance, this entrance crosses both lots 3 & 4 with consent from both owners.

Taxes: \$6,048.25 in 2021

Comments: Further shoreline development may require an Environmental Site Assessment prior to the issuance of a building permit – known fisheries values along subject property shoreline.

File 4491

\$749,000

