



# 310 Coney Island

## LISTING HIGHLIGHTS

### FILE NO. 4510 Lake of the Woods

#### Selling Features:

- 0.53 Acres
- 65 +/- feet of water frontage
- Northwestern exposure
- Short boat ride to town
- Low profile

**Services:** high speed internet, hydro, excellent cell service, municipal water in summer months

**Taxes:** \$3,340.30 in 2022



**Comments:** Enjoy long summer days and stunning sunsets from this classic Coney Island camp located a quick boat ride from any of the major local marinas. Take a short walk to the famous Coney Island beach or coast mere minutes to the main harbourfront to enjoy the eateries and shopping Kenora has to offer.

The camp is sitting on just over a half acre lot with 65 feet of water-front with northwestern exposure. The cottage is a 2 bedroom, 1 bathroom bungalow with an open concept kitchen/living area. There is a brand new certified septic field (2021) as well as an updated washroom inside the cottage. There is 100 amp hydro service as well as city water in the summer. Towards the rear of the lot, you will find a guest sleeping bunk with a separate outhouse.

The view from the cottage will not go unnoticed whether you are sitting on the front porch while BBQ'ing for family and friends or relaxing on the lakeside deck taking in the sunsets. The floating dock is perfect for swimming and mooring your boat and has plenty of parking for when visitors stop to say hello. If you are looking for the island life and to get away without travelling miles down the lake then book a showing and start enjoying the Coney Island life today! Offers to be presented on June 9th at 1:00pm. Inquire today!

**\$299,000**





### Improvements:

- 2 bedroom, 1 bathroom (4 pc)
- 100 AMP hydro
- Guest Bunkie
- Storage shed
- Outhouse
- Floating dock and sitting deck
- New septic field in 2021
- Survey 2021
- New pex plumbing
- New hot water new tank

**Access:** 5 minute boat ride from Kenora's Harbourfront or Discovery Centre

### Additional Specs:



**2 BEDROOMS**



**1 BATH**



**880 SQ. FT.**



**65 FT.**





138 MAIN ST S, KENORA, ONTARIO | TOLL FREE 1.800.528.8848 | INFO@CABINCOUNTRY.COM | WWW.CABINCOUNTRY.COM



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