

LISTING HIGHLIGHTS

Lot 4 Lake of Two Mountains

FILE NO. 4524
Road Access

Selling Features:

- 0.70 acres
- 140 feet of frontage
- Eastern exposure
- Low profile lot
- Unorganized territory

Services: Hydro

Taxes: \$1,052.00 in 2022

Access: Rush Bay Road to Fireroad 1A to Lake of Two Mountains on the left. Directional signs will guide you to the property.



Comments: Just a sweetheart of a cottage! This cozy 3 bedroom, 1 bath seasonal cabin was built in 1963 and has seen many improvements to keep the integrity and overall charm of this lakeside getaway. The cabin is located on the west side of Kenora just minutes from the Manitoba/Ontario border in a highly desirable location - less than a 2 hours drive from Winnipeg! The cottage is sitting on a titled 0.70 acre lot with 140 feet of water frontage in unorganized territory. There is a wide unobstructed eastern view as well, all on a low profile lot.

The cottage features +/- 767 square feet of main floor living space with 3 bedrooms and a full 4pc washroom. There is lake drawn hot and cold running water and an open concept living space with two nice sized decks off the back and front of the cottage. At the water's edge, you will find a large sitting area, dryland boathouse with rail system and an additional 250 square foot guest bunk. Lake of Two Mountains is perfect for fishing, watersports, paddle sports and a very close drive to the Rush Bay Road landing on Lake of the Woods where you could easily launch a boat for the day to explore the big lake. If you are looking for a great starter cottage or a piece of paradise to expand with the family, don't miss out on this rare opportunity to own on a lake that rarely sees turnover. Inquire today and start making memories at the lake in the summer of 2022!

\$419,000



Improvements:

- Seasonal cottage
- Baseboard and fireplace heating
- Lake drawn hot and cold water
- Greywater system
- Post on pad construction
- Cedar siding
- Asphalt shingles (2014)
- Built in dishwasher
- Large deck for entertaining
- Deck and boathouse with rail system
- Bunkie for extra guests (250 sq. ft)
- Open concept living room/kitchen

Additional Specs:



3 BEDROOMS



1 BATH



767 SQ. FT.

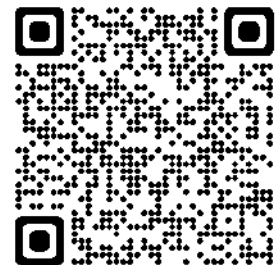


140 FT.





SCAN ME



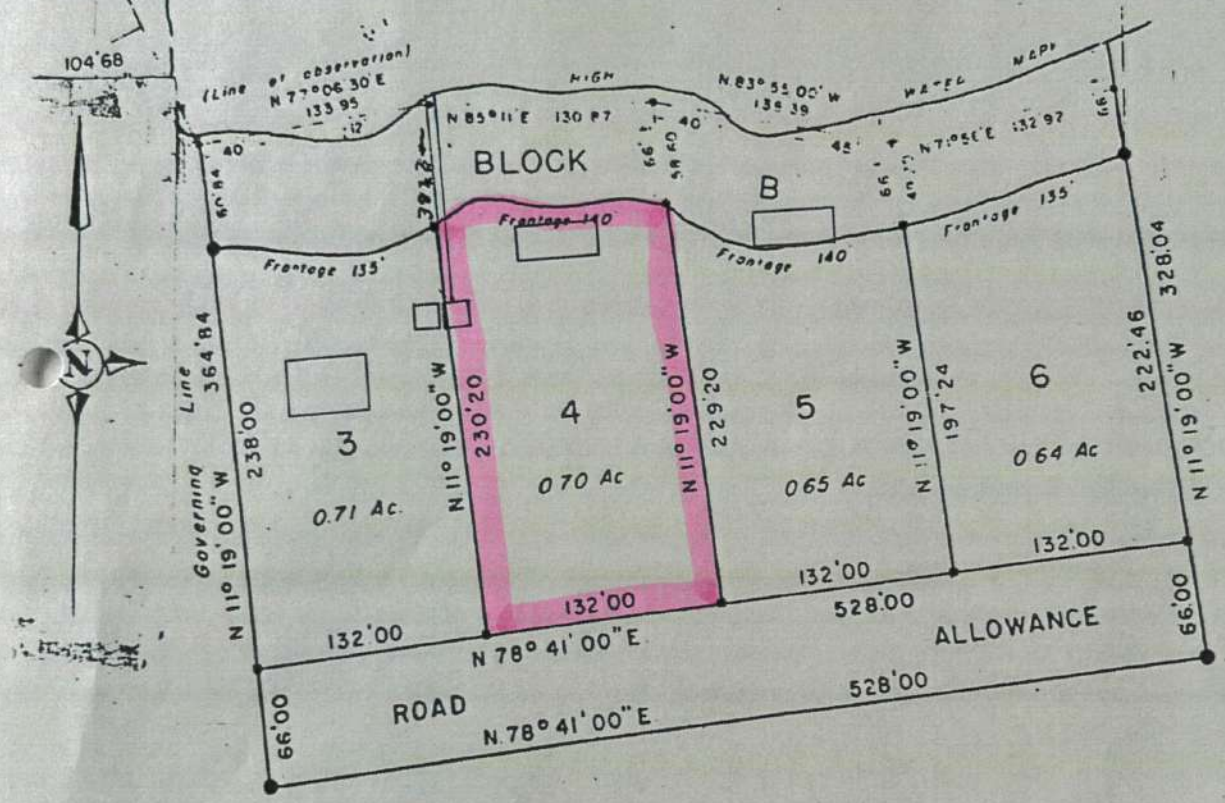
SCHEDULE "A"

M-471

OWNSHIP OF FERGIE
DISTRICT OF KENORA

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LAKE OF TWO MOUNTAINS



OWNER'S APPROVAL

APPROVED Nelson Walker

FOR ONTARIO HYDRO:

not to scale;