

LISTING HIGHLIGHTS

6C Sherwood Lake Road

FILE NO. 4527 Road Access Sherwood Lake

Selling Features:

- 1.4 acres (double lot)
- +/- 290 feet of frontage
- Irregular lot depth
- Gentle profile
- South exposure
- Deep, rocky shoreline
- Spring fed, crystal clear lake

Services: High speed internet (Bell), hydro (200 AMP), landline telephone

Taxes: \$1,084.00 in 2022

Fees: Private Road Association maintenance fee is \$245.00/ year



Comments: This cottage, constructed in 2018, offers a +/- 1,400 sq ft layout with 3 bedrooms and 1 bathroom, great room, main floor laundry, screened in veranda and more. Vaulted living room with 9' ceilings throughout, this new build offers modern construction, low maintenance finishes and a classic cottage vibe. Position in the centre of two lots (double lot) this property offers total area of approx 1.4 acres with +/- 290 feet of frontage with south exposure and deep rocky shoreline. Sherwood Lake is spring fed and has crystal clear water. Gated access to this neighborhood ensures your privacy and security. Great cottage community with lovely neighbours! Turnover is very rare on this desirable lake west of Kenora. Book your showing. Viewing by appointment only, please, access is gated.

\$699,000



Improvements:

- Cottage built in 2018
- Owned electric hot water (seasonally drawn from the lake)
- Septic tank and field (2018)
- Electrical baseboard heating
- Vaulted ceilings in living room, 9' in rest of cottage
- Outhouse
- Large sunroom and deck
- Dock for mooring
- Main floor laundry
- Low maintenance siding
- Detached storage shed
- Very private and secure gated community

Access: Highway 17 West to Sherwood Lake Road. Railway crossing is gated. Lockbox on gate—must keep gate locked at all times. Follow pointer signs. Shared driveway with no easement. Cottage is approx. 10 km from highway.

Additional Specs:



3 BEDROOMS



1 BATH



1,352 SQ. FT.

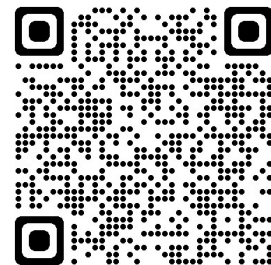


290 FT.



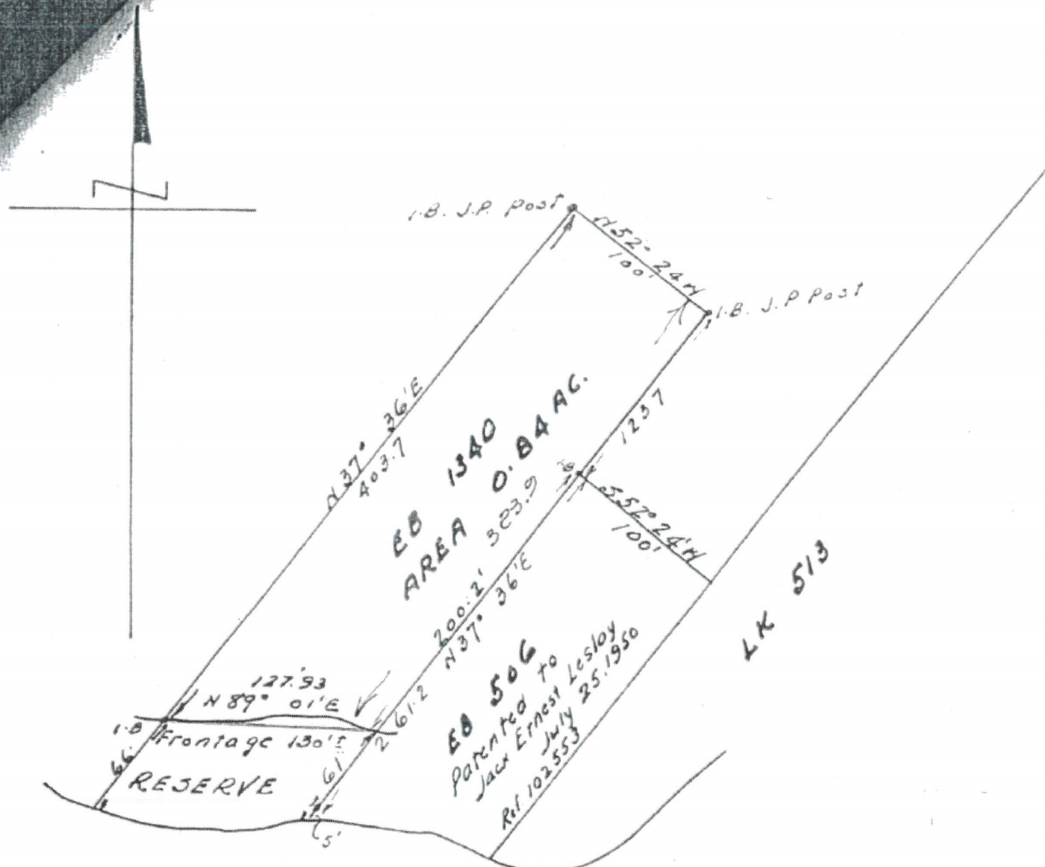


SCAN ME



1452-13

PLAN OF
SUMMER RESORT LOCATION EB 1340
TOWNSHIP OF GIDLEY
DISTRICT OF KENORA
SCALE 1" = 100'



SHERWOOD LAKE

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I hereby certify that the foregoing plan is correct and is prepared from actual survey made under my personal supervision and that I was in my own proper person present on the ground during the progress of such survey on the ground during
KENORA ONT. MARCH 14 1952

[Handwritten signature: Eric D. Jewell]

ONTARIO LAND SURVEYOR

Bearings derived from Heat Limit EB 506 App. Jack Lesloy