

## LISTING HIGHLIGHTS

# 1415 Ontario Street

## FILE NO. 4531 Residential Listing Keewatin

### Selling Features:

- 72.39 feet of frontage
- Stunning southern views of Lake of the Woods
- Quiet, desirable neighborhood
- Side split design
- All appliances and lawnmower included

**Services:** High speed internet, hydro, natural gas, telephone, municipal water and sewer

**Taxes:** \$3,348.70 in 2022



**Comments:** Living on top in Keewatin! Capture lake views to the south through century old pine trees on this family friendly street. A neighborhood that you can picture your kids playing ball hockey on the street and having summer BBQ's with your neighbors.

This well built split level home has 4 bedrooms and 3 bathrooms over a unique 1,848 sq. ft floor plan with an additional 616 sq. ft unfinished basement that could be transformed into a recreation room for the kids or a hobby/craft area! There is an attached garage that has an entrance from the main floor. Lots of potential to make this home your own!

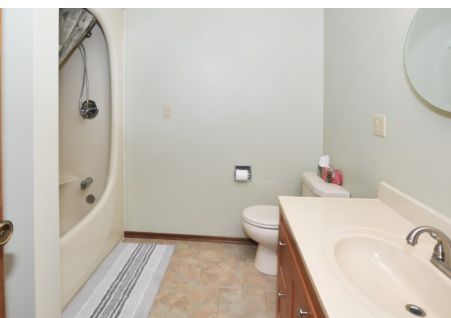
The hot water heat system was recently upgraded with a top of the line Navien natural gas boiler that also supplies the domestic hot water as well. This lot is completely serviced with municipal water and sewer.

The south facing back yard and deck offers fantastic privacy because of the adjacent slope that gives you majestic views of Lake of the Woods. Ample parking with two driveways in the front.

Must be viewed to be appreciated...book your showing.

## \$399,000





### Improvements:

- Poured concrete foundation
- Built in dishwasher and wet bar
- Unfinished basement—perfect for a rec room or craft room
- Deck with lake views
- Storage shed
- Navien natural gas boiler for hot water
- Master bedroom includes an en-suite
- 2 car garage and ample parking

**Access:** Turn south on 5th Street—follow to Ontario Street

### Additional Specs:



**4 BEDROOMS**



**3 BATHS**



**1,848 SQ. FT.**



**72 FT.**

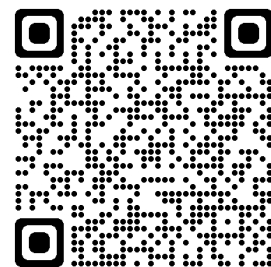




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