



LISTING HIGHLIGHTS

216 Bear Trail Road

FILE NO. 4548
Eagle Lake
Large acreage

Selling Features:

- 38 acres
- 1,062 feet of frontage
- West exposure
- Private retreat

Services: Hydro

Taxes: \$1,588.89 in 2022

PIN: 42072-0198



Comments: Dream big with this private retreat on Eagle Lake! In Real Estate, we use the phrase 'acreage is king'...this couldn't be more true with this location. Here you will find 38 acres with a private driveway that leads you to a beautiful summer residence with all the features that you will need to enjoy being away from it all. These highlights include a fully independent guest house, a detached garage, and a private beach with aircraft ramp. The main cottage is situated near the water on flat ground with only a few steps to the dock! The ample green space near the cottage and beach will be great for kids to play, or just to take in the nature sounds that this private acreage provides. The more recent addition of the family room with log accents and fireplace will give you the warmth of a fishing lodge experience! The guest cottage has a spectacular front sitting room that can be converted for extra sleeping or for late night card games overlooking the water. At the dock, you will find plenty of space and shelter for boats. The dock house provides a fish cleaning area where I'm sure a few "fish stories" will be shared. The well kept grounds will be appreciated as soon as you drive in with its manicured pebble stone parking area awaiting you. The beach is a short walk from the house for water activity during the day and for the family to enjoy a bonfire in the evening along the shore. Many family memories have been made here and this opportunity for new family memories is awaiting you! This property is being offered turn key. Inquire now.

\$819,000



Improvements:

- Lake drawn water
- Septic tank
- Deck and dock with dock house
- Sunroom
- Storage shed
- Baseboard heat and fireplace
- Gravel private driveway
- Asphalt shingle
- Detached garage
- Private beach with aircraft ramp and fireplace
- 898 sq. ft. guest cottage
- Log exterior finish

Access: Waldhorf Road—Turn South. Right turn on Bear Trail Road (Beaver Trail).

Additional Specs:



2 BEDROOMS



1 BATH



1,636 SQ. FT.

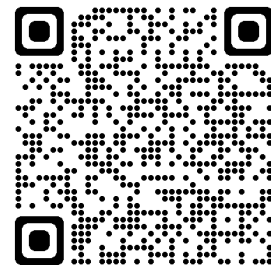


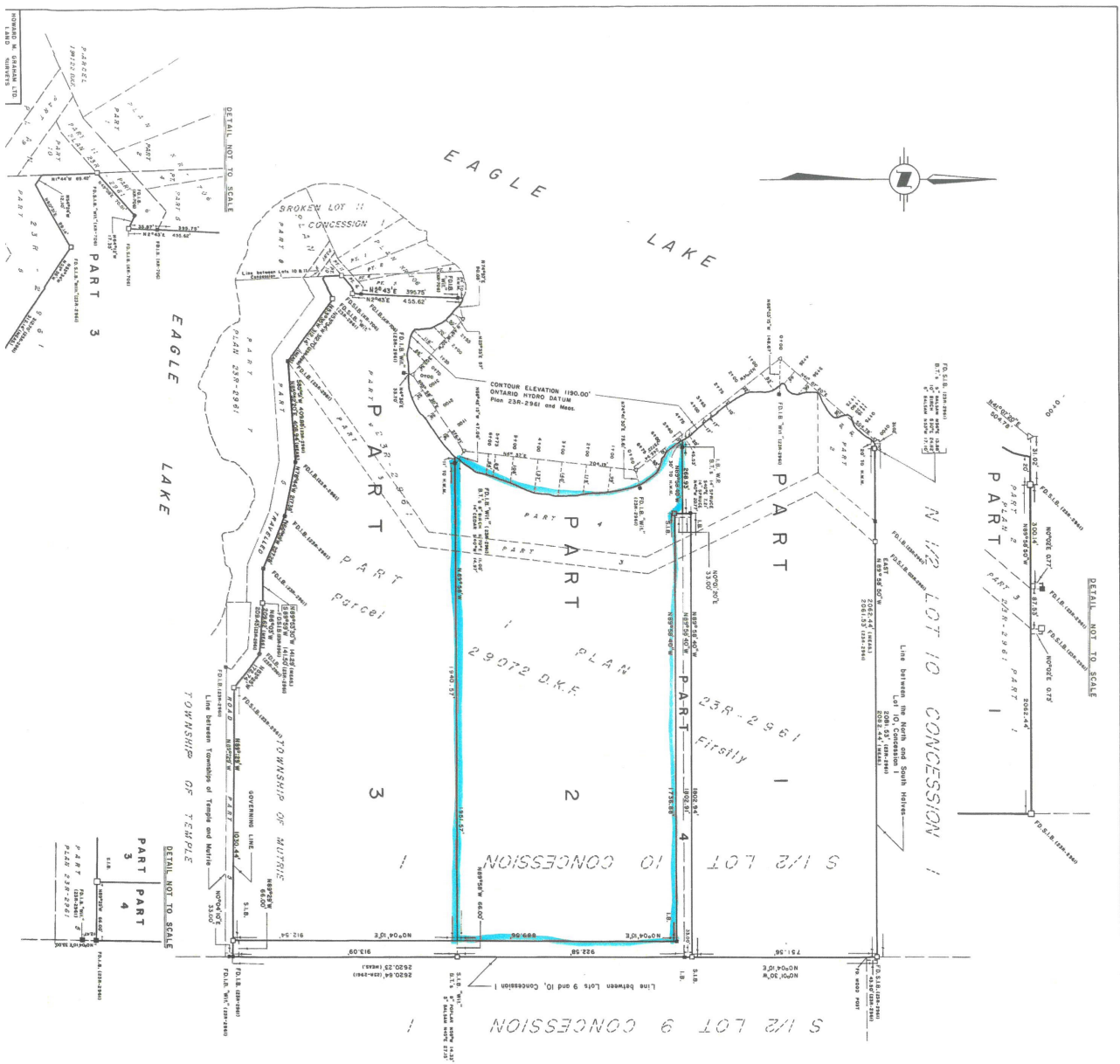
1,062 FT.





SCAN ME





PLAN 23R-4-005
APPROVED APRIL 13, 1977
JIM BOWMAN, O.L.S.
RECORDED UNDER 17
1977
PARTS 1 to 4 shown - note of
PART 5 shown - note of
PART 20072 D.K.F.

PLAN AND FIELD NOTES OF SURVEY OF
PART OF THE SOUTH HALF
OF BROKEN LOT 10
CONCESSION 1
TOWNSHIP OF MUTRIE
DISTRICT OF KENORA
SCALE: 1 INCH = 200 FEET

JIM BOWMAN, O.L.S.
1977

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY:
1. That this survey and plan are correct and in accordance with the Survey Act and the Land Titles Act and the regulations made thereunder.
2. That I was present at and did personally supervise the survey represented by this plan.
3. That this plan contains a true copy of the field notes of survey.
4. That the survey was completed on the 4th day of February 1977.

February 23rd, 1977
Jim Bowman
Ontario Land Surveyor

BEARING REFERENCE
The governing line for this plan as shown hereon is a portion of the North line of Part 5, Plan 23R-2981 which has a bearing of N89°25'W in accordance with Plan 23R-2981.

LEGEND
 S1.B. denotes a 1 inch square iron bar 4 feet long
 I.B. denotes a 5/8 inch square iron bar 2 feet long
 B.T. denotes bearing trees
 W.T. denotes witness
 H.W.M. denotes high water mark
 D.K.F. denotes District of Kenora Freehold
 F.O. denotes found
 All hanging lines have been verified