



# Unit M Lakeview Villas

## LISTING HIGHLIGHTS

### FILE NO. 4552 Residential Townhouse Lake of the Woods

#### Selling Features:

- Fronting on the south side
- Waterfront on Lake of the Woods
- 28 feet of frontage
- Shared community
- Municipal water and sewage
- New docks as of 2022/2023
- Low maintenance
- Lower level walkout

**Taxes:** \$3,713.00 in 2022

**Fees:** HOA \$200.00/month

**PIN:** 42516-0021; 42156-0020 (1/14th share); 42156-0045 (1/14th share)

**Services Available:** Bus service, cable, Garbage high speed internet, hydro, natural gas, street lights, telephone



**Comments:** Welcome to the wonderful world of low maintenance living! This is Unit M at the Lakeview Villas located in the quiet neighborhood of Keewatin, just off Beach Road. Lakeview Villas is recognized as an Owner's Association with a total of 14 residents. The Villa offers 2 bedrooms and 3 bathrooms with 2,200 square feet of living space over three levels. On the main level, you will find a modern open concept living/dining/kitchen area, 3 pc washroom with main floor laundry and a nice sized bedroom. On the upper level, there is a cozy loft/library that leads you to the primary bedroom with a 3pc ensuite and walk through closet. On the lower-level walkout, there is a nice sized family room with a large upper area that could be used for overflow guests, a 4 pc washroom and nice sized utility room with plenty of storage. The beauty of the Villas is there is legal access to waterfront (with docking!) right on Lake of the Woods! With some of the lowest common fees around town and a stunning view off the main floor, why would you not want to make this your permanent home! Plenty of recent improvements make this unit move in ready! Inquire today.

**\$499,000**





**Improvements:**

- Electric baseboard heat
- 2 gas fireplaces
- Fully finished basement
- Poured concrete foundation
- Stucco and wooden exterior finish
- Asphalt shingle
- Built in appliances
- Ensuite off the primary bedroom
- Balcony overlooking the lake
- Dock slip included
- Boat shed at lake

**Access:** Past Keewatin Place, turn left onto 5th Street to Ontario Street and turn left—Lakeview Villas.

**Costs:** Gas \$1,464.41 Hydro \$2,389.11

**Additional Specs:**

 **2 BEDROOMS**     **3 BATHS**

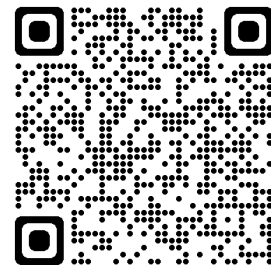
 **2,200 SQ. FT.**



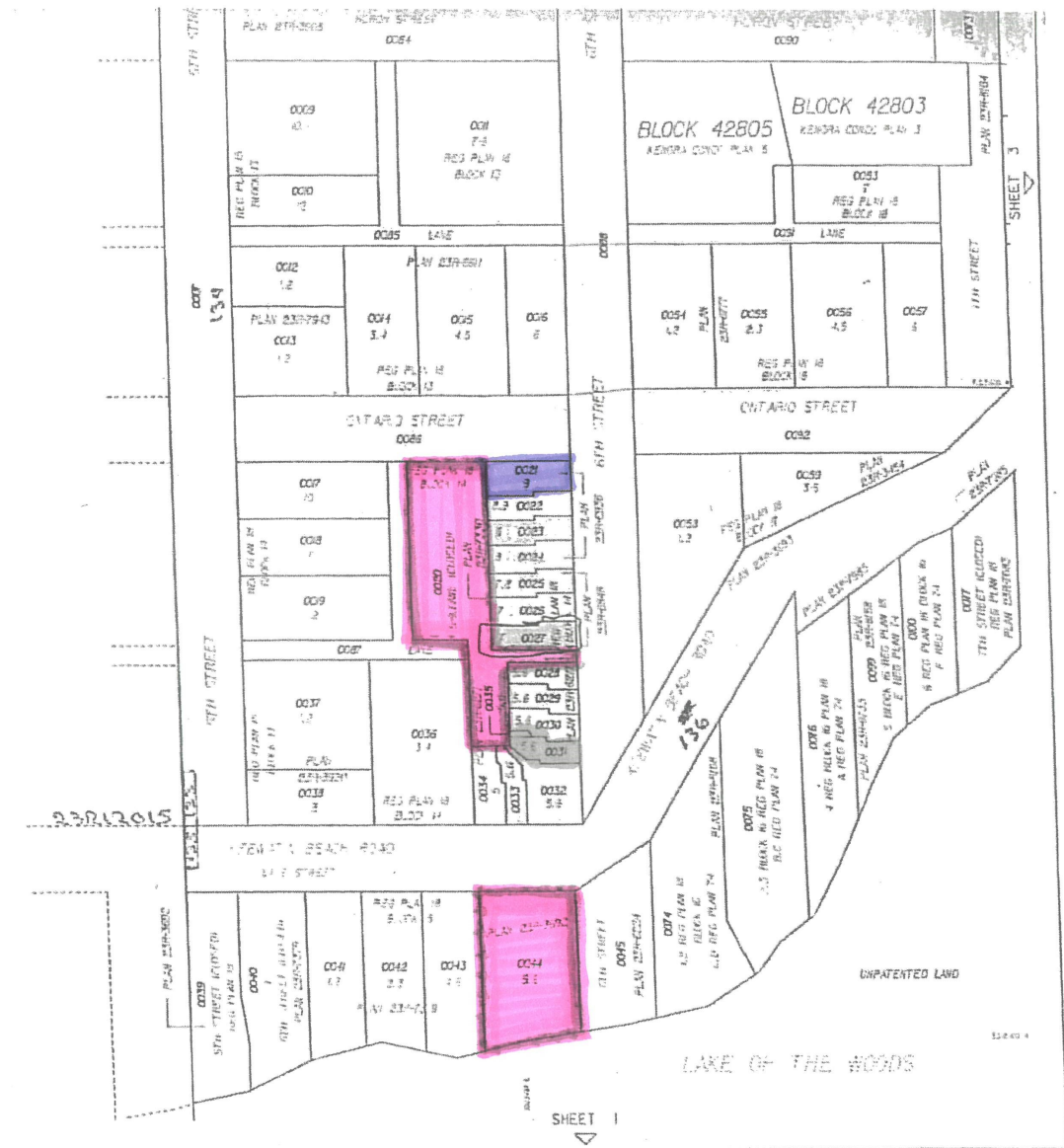






SCAN ME







PROPERTY INDEX MAP  
BLOCK 42156  
THE CITY OF  
KENORA  
DISTRICT OF  
KENORA

 Common Area  
 Owned

**LEGEND**

PREVIOUS PROPERTY BOUNDARY	---
LEASEHOLD PROPERTY BOUNDARY	----
LIMITED INTEREST PROPERTY LIMIT	----
FREEDOM PROPERTY BOUNDARY	----
LEASEHOLD PROPERTY BOUNDARY	----
LIMITED INTEREST PROPERTY BOUNDARY	----
TOWNSHIP PUBLIC	----
STRAIGHT PLYING	----
ENCUMBRANCE	----
UTM GRID	----
BOUNDARY MAP NUMBER	----

**NOTES**

NORTH AMERICAN DATUM 83  
UNIVERSAL TRANSVERSE MERCATOR PROJECTION  
EASE & CENTRAL MERIDIAN TO 50 W

THIS IS NOT A PLAN OF SURVEY

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRY SYSTEM AND HAS BEEN PREPARED FOR PROFESSIONAL PURPOSES ONLY

FOR DIMENSIONS OF PROPERTY BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS ONLY MAJOR ENCUMBRANCES ARE SHOWN

REFERENCE PLANS UNDER THE MORE RECENT REFERENCE PLANS ARE NOT DISPLAYED