

81 Boundary Lane

LISTING HIGHLIGHTS

FILE NO. 4553 Longbow Lake

Selling Features:

- Low profile lot
- Southwestern exposure
- 2.4 acres/150 feet of frontage
- Built in 1985
- Sauna/hot tub room
- Walkout unfinished basement
- Dock
- Deep water frontage

Services: Bell high speed internet, bus service, telephone

Hydro 2022: \$3,159.14/year

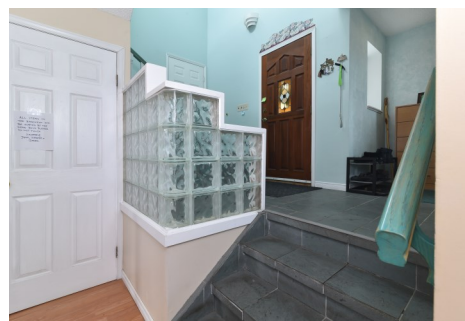
Taxes: \$3,062.80 in 2022

PIN: 42125-0442



Comments: Many of us know of Longbow Lake and here is your opportunity to own a year-round home/cottage with a stunning Southwest view that will never grow old..... Welcome to 81 Boundary Lane! Custom built in 1985, this year-round residence offers approximately 3,000 square feet of living space. The home features four bedrooms with three bathrooms throughout. The moment you walk in the back door, the sense of relaxation will instantly set in as you witness large unobstructed southwest view this property has to offer. On the main floor of the home you will find a large open concept kitchen, formal dining area and a large family room all taking in the exceptional views. There is an office/bedroom on the main floor as well as an oversized laundry room that leads you directly to the large deck and access down to the water. The upper level of the home features two nice sized bedrooms and a third with its own ensuite. Take advantage of the large sauna on chillier evenings. Underneath the garage, a self contained one bedroom in-law suite was constructed (1992) to offer separate living quarters for guests/ family to enjoy their time at the lake. The suite is currently being rented on a month-to-month basis and could continue to be rented under this arrangement. Coming home is easy with an option to pull up to the back door or pull into the 20x30 attached garage. The home is built on a solid concrete foundation, lakedrawn water system and is heated with a outdoor wood boiler system with backup forced air electric furnace. The unfinished basement houses the utilities for the home and offers a great amount of space for those who enjoy tinkering. The basement has two entrances, one in the front yard, perfect for winter snowmobile trips - unload your gear and simply walk upstairs into the home without dragging outside elements inside. Do not miss out on an opportunity to enjoy the lake 365 days a year on a wonderful body of water that also offers a lift system if you take on the urge to explore Lake of the Woods. Inquire today!

\$795,000



Improvements:

- Open concept kitchen
- Main floor laundry
- Large dining area
- 3 season sunroom
- Large attached decks
- Attached garage (20' x 30')
- Low level suite (1 bedroom, bath, laundry)
- Outdoor wood boiler
- Forced air furnace
- Stucco siding

Access: Longbow Lake Road to Primers Road turn right on Boundary Lane Road.

Additional Specs:

 **4 BEDROOMS**

 **3 BATHS**

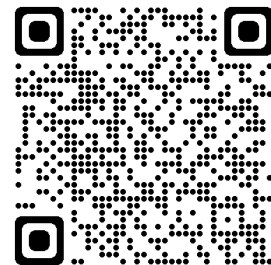
 **3,000 SQ. FT.**

 **150 FT.**





SCAN ME



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF SUMMER RESORT
LOCATION EB 103
TOWNSHIP OF KIRKUP
DISTRICT OF KENORA

SCALE 1 INCH = 50 FEET

ROSS M JOHNSON SURVEYING LTD
1992

BEARING REFERENCE

Bearings are astronomic and are referred to the northerly limit of Summer Kesari Location EB 103, as shown on plan attached to Transfer 45061, having a bearing of N 46° 41' W.

SURVEYOR'S CERTIFICATE

I certify that,
The field survey represented on this Plan was completed on the 6th day of January, 1992.

Kenora, Ontario
January 10, 1992
Ross M Johnson
Ross M Johnson
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JANUARY 10, 1992
THIS REPORT WAS PREPARED FOR **B. HARRISON**
AND THE ABOVE SIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEGEND

- Denotes Found Survey Monuments
- Denotes Set Survey Monuments
- Denotes Standard Iron Bar
- Denotes Short Standard Iron Bar
- Denotes Iron Bar
- Denotes Iron Bar round
- Denotes Rock Post
- Denotes Rock Bar
- EB 103 Denotes Ross M. Johnson Surveying Ltd
- EB 103 Denotes Plan by ED Sewell O.L.S. dated April 24, 1940
- HP Denotes Hydro Pole
- GW Denotes Guy Wire
- DAF ... Denotes District of Kenora Freehold

This is not an original copy unless embossed with seal

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