



LISTING HIGHLIGHTS

708 Coney Island

FILE NO. 4560
Lake of the Woods
Water Access

Selling Features:

- 0.43 acres
- 92 feet of frontage
- 204.66 feet of depth
- South facing
- Natural sand beach with firepit
- Low profile
- Titled lot

Services: Hydro, high speed internet, municipal seasonal water

Taxes: \$3,895.14 in 2023

PIN: 42162-0121



Comments: Coney island is one of the most popular islands with tons of Kenora history. Grab your beach chair and head down to your very own south facing beachfront! This classic Coney island summer house is located minutes from any of the local marinas via short boat ride. It is sitting on a .43 acre lot with 90 feet of natural sand beach frontage that is facing southwest. There is plenty of living space inside this 920 square foot home that has three bedrooms and a three piece washroom that is connected to a newer certified septic field. At the water's edge there is a gazebo that is currently being used as a lake side sleeping bunk, perfect for overflow family and friends. The large living room is attached to a family room that is looking through the pines to the water. The boardwalk takes you down to the lakeside deck that is attached to a crib dock with easy access down to the beach. There is also a nice sized deck off the kitchen that is perfect for those summer evening BBQ's. During the summer months there is municipal town water. Minutes to downtown Kenora, Royal Lake of the Woods Yacht Club, Coney Island main beach and numerous other destinations close by. This is a perfect summer beach house for a family that is looking to get away in the summer with the ease of a cottage that is close to town. Don't miss out on this opportunity to be part of a Kenora land mark and start enjoying your life at the lake!

\$479,000



Improvements:

- Certified septic field
- Built in 1970
- Wooden exterior finish
- Large lakeside deck for entertaining
- Baseboard heating
- Sunroom
- Crib dock
- Post foundation
- Asphalt shingles
- Lakeside gazebo
- Tall mature pines

Access: From any of the local marinas, just a 5-10 minute boat ride to the south side of Coney Island. For sale sign posted facing the water.

Additional Specs:



3 BEDROOMS



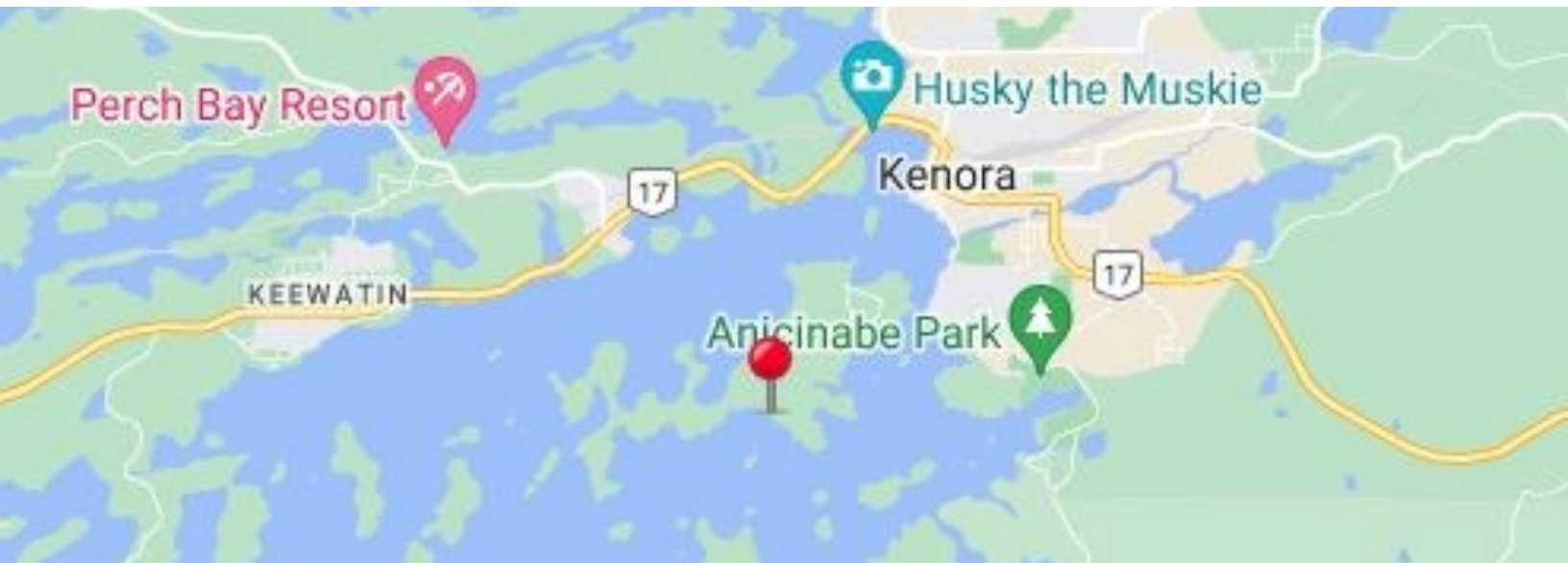
1 BATH



920 SQ. FT.



92 FT.



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