

# 1-6 Lily Pad Bay

## LISTING HIGHLIGHTS

### FILE NO. 4567 Road Access

#### Selling Features:

- 1.35 acres
- 137 feet of frontage
- 1.5 stories
- Walkout lower level
- Wrap around decking
- Low profile
- Minutes to Kenora

**Services:** High speed internet, hydro, telephone

**Leased land fee:** \$2,700.00/year in 2023. Federal government leased lot, leased until 2067. Note that the buyer is also responsible for a 2.5% lease transfer fee.

**Access:** McKenzie Portage Road to Lily Pad Bay. Stay right past fork in the road. For Sale sign posted at the top of driveway.



**Comments:** Looking for the beach lifestyle with a view of Kenora in the distance? Come see this well designed 2,200 square foot three bedroom two and half bathroom bungalow style getaway that can be used year-round with a lower level walk out. The bright kitchen with open concept layout and multiple outdoor sitting areas will give you the perfect amount of entertainment spaces. There is a recently improved guest bunk that will be perfect for the overflow of family and friends for those long weekend celebrations. This property also has ample boat parking and a single stall boat port at the water's edge. The cottage is heated with an electric forced air furnace as well as a wood fireplace that throws plenty of heat for those colder days. There is a lake drawn water system with filtration and UV light, septic field and main floor laundry to give you all the pleasures of home. If you're looking for a low profile property with deep water frontage, this will be a perfect fit! Minutes to downtown Kenora, Lake of the Woods Yacht Club and other local amenities. 1-6 Lily Pad Bay is a road accessible property on leased land. Annual leasing fee is \$2,700.00 + HST. Federal government leased lot, leased until 2067. Note that the buyer is also responsible for a 2.5% lease transfer fee. Offers as received. Call us today and book an appointment to view this beautiful property and start enjoying all four seasons of lake life today.

**\$945,000**





**Improvements:**

- Septic system
- Forced air, electric heating
- Multiple docking sites
- Patio
- Covered sunroom
- Storage shed
- Lake drawn water with UV filtration
- Cedar exterior finish
- Poured concrete foundation
- Satellite dish
- Water softener
- Single stall boatport
- Guest bunkie

**Additional Specs:**



**3 BEDROOMS**



**2.5 BATHS**



**2,200 SQ. FT.**

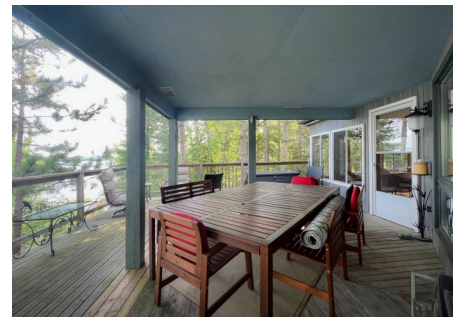


**137 FT.**





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