

Lot 6 Rush Bay Road

LISTING HIGHLIGHTS

FILE NO. 4574
Road Access
Lake of the Woods

Selling Features:

- 0.85 acres
- 163 feet of frontage
- Facing south
- Lot depth: 215.7 feet

Services: high speed internet, hydro, telephone

Taxes: \$3,002.34 in 2022

PIN: 42142-0142

Costs: Hydro—approx. \$150.00/month

Access: Rush Bay Road past boat launch to FR #5. For sale sign posted.



Comments: Looking to get on Lake of the Woods and keep the drive under 2 hours from Winnipeg? Look no further! This four bedroom, one bathroom bungalow located on Rush Bay Road (West of Kenora) is sitting on a 0.85 acre titled lot with 163 feet of waterfront. This bungalow was built in 1962 and has seen many recent improvements. Offering many of the same features as home with its open concept living space, metal roof, detached two stall garage, main floor laundry and much more. The south west view from the front deck of the cottage, good privacy and deep water frontage makes this a great cabin to be enjoyed for years to come. The insulated house has an oil furnace (non certified) making it easy to enjoy the shoulder season's of lake life. Inquire today and start making memories with family and friends at this road accessible Rush Bay getaway!

\$779,000



Improvements:

- Bungalow
- Built in 1962
- Oil furnace and electric baseboard heating
- Lake drawn water
- Septic system
- Post on pad foundation
- Metal roof
- Air conditioning
- Boathouse
- Deck
- Dock

Additional Specs:



4 BEDROOMS



1 BATH



1,300 SQ. FT.



163 FT.





SCAN ME



