

S911 PCL 5282 Winnipeg River

LISTING HIGHLIGHTS

FILE 4581
Water Access
Minaki

Selling Features:

- 21 acres
- +/- 2,006 feet of frontage
- West facing lot
- Well maintained property
- Adjacent peninsula
- Very private
- Surrounded by crown land

Services: Telephone. Note the cabin is off grid.

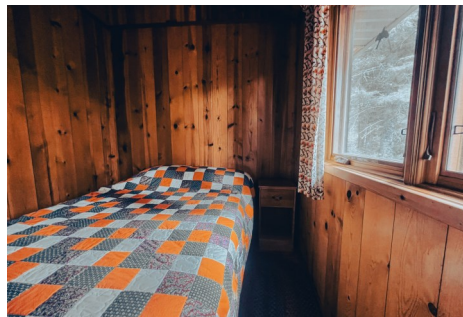
Taxes: \$1,266.00 in 2023

PIN: 42180-1687



Comments: Privacy galore with breathtaking unobstructed south-western exposure on the Winnipeg River system, a 10-15 minute boat ride from Minaki. Situated on a 21 acre property surrounded by crown land, mature pines and a stunning shoreline with it's very own peninsula that offers +/- 2,000 feet of frontage. The cottage is a 704 sq. ft. Lindal Cedar package with three bedrooms, open concept living/dining room and a woodstove. There is a deck that looks right over the water's edge and perfect for entertaining or outdoor living. The medium to low profile lot has private walking trails through the back of the property to explore many different areas of the acreage. At the protected mooring/dock area, you will find a large floating dock with ramp and an overbuilt crib to house your boats with a perfect swim area for the kids. The cottage is sitting on a post on rock foundation and has been meticulously cared for with off grid appliances for food storage and cooking. If you are looking for a getaway that offers everything for the true cottage experience, then look no further and inquire today! This property is accessible during the winter months via snow machine as the main snow trail travels very close to the cabin.

\$379,000



Improvements:

- 704 sq. feet
- Woodstove heating
- Lake drawn water
- Greywater system
- Post on pad foundation
- Wood exterior finish
- Deck
- Dock
- Storage shed
- Asphalt shingle

Access: 10 minutes from Mlnaki near Tower Island. Lockbox on site.

Additional Specs:



3 BEDROOMS



1 BATH



704 SQ. FT.

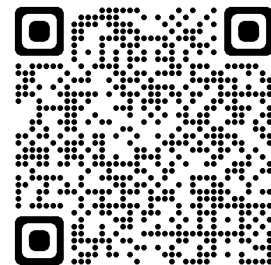


2,006 FT.





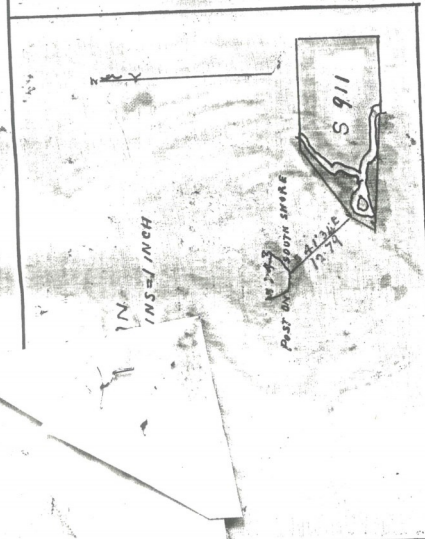
SCAN ME



4249

Mr. [unclear]

**PLAN OF
SUMMER RESORT LOCATION S 911
ON EAST SHORE OF WINNIPEG RIVER
NEAR T. C. R. CROSSING
DIST' OF KENORA, ONTARIO
SCALE 3 CHAINS TO AN INCH**



plc