



LISTING HIGHLIGHTS

188 Kerr Drive

FILE NO. 4582
Road Access
Winnipeg River

Selling Features:

- 1.84 acres
- Southern exposure
- 341.7 feet of frontage
- Medium profile
- Excellent privacy
- Large decks
- Shore station with floating dock system and ramp
- Metal roof

Taxes: Approx. \$7,000.00 in 2022

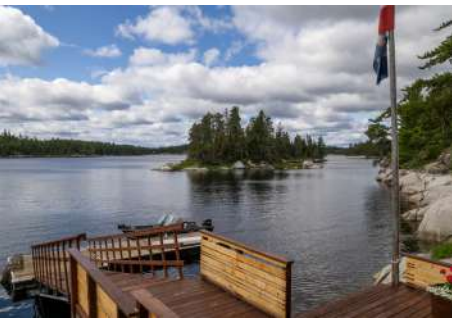
PIN: 42174-0096; 42174-0316

Access: Veteran's Drive to Anderson Road. Kerr Drive is left off Anderson Road. #188. Sign at the end of the Cul de Sac near the end of Kerr Drive.



Comments: Welcome to this beautiful south facing road accessible Winnipeg River property with outstanding views and excellent privacy. This property that has possibilities for second area for docking. The possible second dock is in a protected cove tucked around the corner with existing piles in place to build the dock. This year-round home/cottage has geothermal heating and cooling, concrete foundation and multi-level decks with a walkout basement. The total square footage is just under 2,720 sq. ft. featuring three bedrooms and one bathroom on the main level. Lots of room on the lower level for sleeping including a shower and large sauna overlooking the south facing main dock area on piles with a floating dock and a large ramp. 10 minute car ride to Kenora offering plenty of amenities for the whole family. Inquire today!

\$890,000



Improvements:

- Open kitchen family room and dining room
- Custom cabinets with kitchen island
- Wood burning woodstove (lower level)
- Multiple decks
- Main floor laundry
- Geo thermal 5 ton furnace
- Triple filtration water system
- Sauna (8' x 10'), shower and sleeping for 4 on the lower level
- Ample parking
- Peninsula-like feel
- Deep water frontage
- Classic Canadian shield shoreline

Additional Specs:



3 BEDROOMS



1 BATHS



2,720 SQ. FT.



341.7 FT.





