



## LISTING HIGHLIGHTS

# 881 Hilly Lake Road

**FILE NO. 4583**  
**Road Access**  
**Hilly Lake**

### Selling Features:

- 0.9 acres
- 182 feet of frontage
- Great privacy
- 90 foot strip of land to the south owned by the City of Kenora
- Great swimming

**Services:** bus service, cable, garbage pick up, high speed internet, hydro, telephone

**Taxes:** \$5,453.39 in 2023

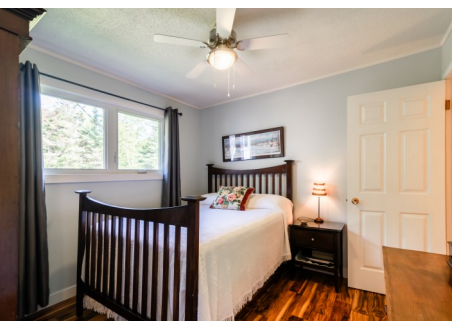
**PIN:** 42177-0289

**Access:** Hilly Lake East Road—Follow to 881



**Comments:** Year-round lake life with charm and privacy! This lakefront home promotes easy living with over 2,000 sq.ft. of living space on a single level floor plan. This includes 3 bedrooms and 2 bathrooms with a living room and family room. A large entrance way is a perfect introduction to this home, that can also be used as a quiet sitting area. Alternately, on warmer summer days, move to the adjoined screened-in room and enjoy the breeze through the mature red pine trees that surround you. The double garage (22' X 24') sits on concrete pad and has great additional living space/sleeping area above for guests. It should be noted that there is a propane line available to service the garage. As mentioned before, the privacy here is unparalleled with a dynamic shoreline and a 90 foot strip of land (buffer) to the south owned by the City of Kenora. Enjoy your waterfront at the dock with great swimming and plenty of room to make additional changes for further development of the shoreline. A must see for someone wanting to transition from city living to their own private lakefront home retreat!

**\$749,000**



**Improvements:**

- Hardboard exterior finish
- Gravel driveway
- Garage with upper level guest quarters
- Lake drawn water
- Septic system
- Asphalt shingle
- Screened in sunroom
- UV water filtration
- Central Vac
- Large deck for entertaining
- Dynamic shoreline
- Year round home or cottage
- Propane forced air furnace

**Additional Specs:**



**3 BEDROOMS**



**2 BATHS**



**2,022 SQ. FT.**



**182 FT.**



**Complete Renovation List:**

- Propane installed, with separate run to garage
- HE forced air furnace, and all new ductwork
- New flooring throughout
- Water purification system and on demand Ranai water heater
- All new appliances
- Granite counter tops installed
- New lack deck and dock
- Central Vac system installed
- New deck railing
- New windows – triple pane and argon filled
- Garage roof redone, plus the loft above the garage has been insulated and finished with two bedrooms, a kitchenette and storage
- House and decking repainted, sanded and stained



SCAN ME

