

## LISTING HIGHLIGHTS

# Black Sturgeon Lake

FILE NO. 4597

Driveway #3

North Marsten Drive

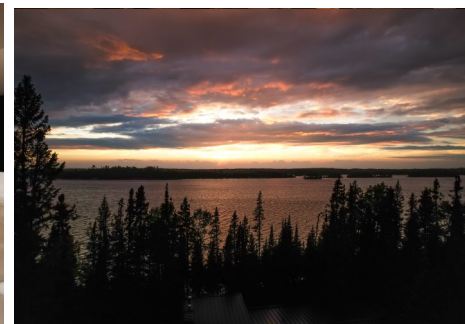
Kenora, ON

### Selling Features:

- 3 acres of titled land
- Modern design aesthetic
- Immaculate build quality
- West facing
- Low profile lot with deep water frontage

Taxes: To be assessed

PIN: 42134-0519



Comments: STUNNING This newer build is more than a cottage - it is a masterpiece of modern construction and design built with no expense spared and no budget in mind. From building envelope to premium and rare finishes, this property wasn't just built to impress it was built to last. Offering 2,177 sq ft of living space this four-bedroom layout has an attached 240 sq ft screened room and 555 sq ft of exterior deck area, main floor laundry, wet bar, fireplace and more. Everything here is custom and was designed with so much detail and care. You'll absolutely love the floor to ceiling living room windows where you can marvel at the stunning west-facing lake views through your own private forested front yard. The landscaping features local stone, some beautiful and freshly planted pine trees, and a decorative pond. The property itself is a level 3-acre site with gradual slope to a boulder studded deep water shoreline with 217 feet of frontage. View by appointment only.

**\$2,850,000**





**Improvements:**

- Fully Winterized Cottage
- Gourmet Kitchen with open floor plan
- Custom Millwork with built-in appliances
- Modern Finishes including hardwood flooring and custom tile
- Wet Bar
- Floor-to-ceiling windows
- Oversized Fireplace
- Main floor laundry
- Attached screened room
- Custom Metal Roof
- Exterior finished with reSAWN real wood cladding
- Landscaped low maintenance lot

**Additional Specs:**



**4 BEDROOMS**



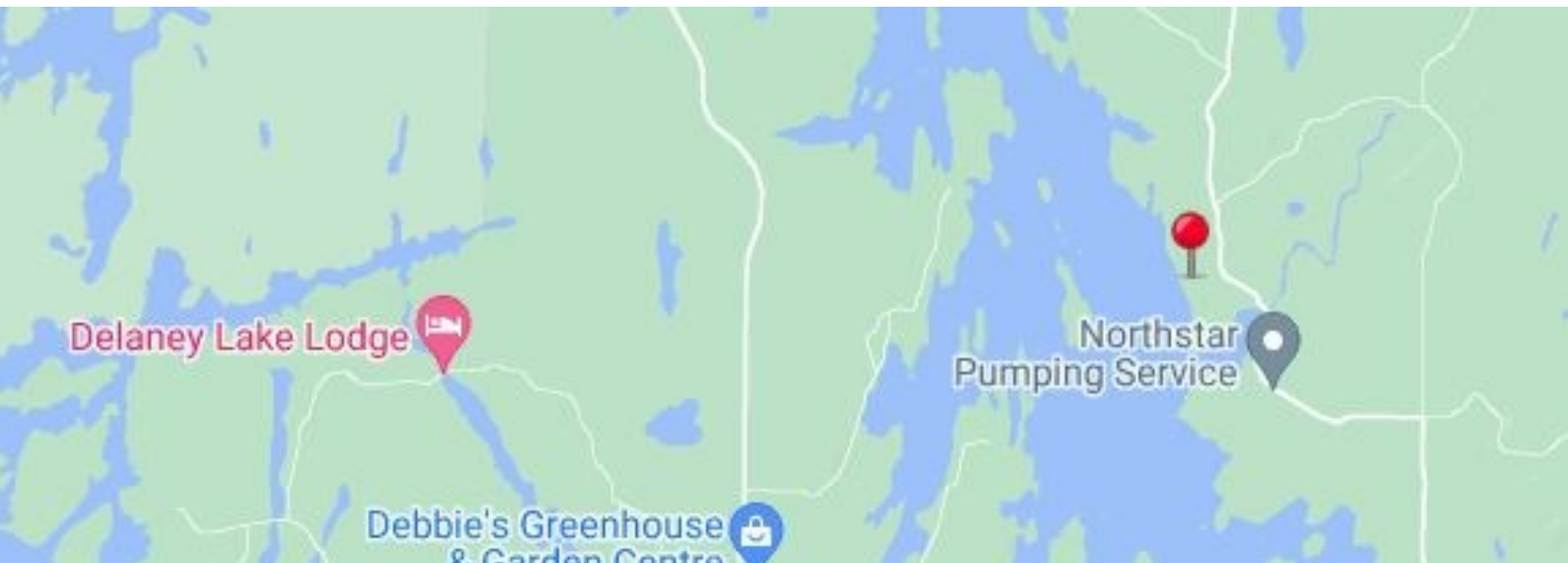
**3 BATHS**



**2,177 SQ. FT.**



**217 FT.**







SCAN ME







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Than Cottages*



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