

LISTING HIGHLIGHTS

Pelican Pouch - Driveway 961 F

FILE NO. 4601 Pelican Pouch Lake Road Access

Selling Features:

- 1.09 acre
- 152' of frontage owned to highwater
- Low and level landscaped site
- South-west exposure
- Excellent privacy

Services: Solar system and gas generator, lake drawn water, septic tank and field

Taxes: \$1,275.42 in 2023

PIN: 42138-0018

Access: Highway 596 north of Kenora by-pass. Left on Herb's Point Road, which is a few hundred meters passed Tarryall Road. Follow Herb's Point Road past the community billboard and turn right onto 961. For Sale Sign is Posted on Driveway # F. Driveway is gated. View by appointment only.



Comments: NEW LISTING Welcome to

Pelican Pouch Lake! Located off of Highway 596 between Kenora and Minaki, you'll find this wonderful off-grid escape on one of the best walleye fishing lakes in the area. Surrounded by nature, this area offers excellent ATVing, snowmobiling, hiking, berry picking, paddling, boating, swimming and more! Situated on a low and level lot with gradual access to the water, you'll find a solid and well maintained 1,836 sq. ft. cottage with 3 beds, 2 baths plus a detached 712 sq. ft. self-contained 2 bed, 1 bath guest cottage. These cottages blend seamlessly together with their matching metal roofs, wood siding and adjoining decks. The landscaped lot, approximately 1.1 acres in size, offer 152 of water frontage owned to the highwater mark. Clean your daily catch in the comfort of your own fish cleaning shack, enjoy captivating sunsets from the rooftop deck of the boathouse and stoke that fire pit for marshmallows with your friends and family. The garage is a great touch too and perfect for storing your belongings safely. Services here include a solar system and generator, propane appliances, lake water system and septic tank and field. This property is truly a must see for those seeking a well maintained road accessible cottage in the Kenora area. View by appointment, please. Location is approximately 15 minute drive off Highway 596 via Herb's Point Road.

\$699,000



Improvements:

- 1,836 sq ft main cottage with 3 beds & 2 baths
- Pine interior with hardwood flooring throughout
- 712 sq ft guest cottage with 2 beds & 1 bath
- Matching wood siding
- Matching Metal Roofs
- Detached 30' x 24' double garage with attached 19' x 24' car port
- Single slip dryland boathouse with low maintenance rooftop decking and marine rail system
- Detached fish cleaning shack (plumbed)
- Natural stone landscaping and built-in fire pit feature
- Additional outbuildings include a shed and generator building

Additional Specs:



3 BEDROOMS



2 BATHS



1,836 SQ. FT.



152 FT.





SCAN ME



**SURVEYOR'S REAL PROPERTY REPORT
REPORT SUMMARY**

DESCRIPTION OF LAND - SUMMER RESORT LOT 10, REGISTERED PLAN M-692
TOWNSHIP OF PELICAN, DISTRICT OF KENORA.

REGISTERED EASEMENTS/RIGHTS OF WAY - NONE ON TITLE.

ENCROACHMENTS - NONE APPARENT

