

358 Rabbit Lake Road

LISTING HIGHLIGHTS

FILE NO. 4515

Two residences on Rabbit Lake

Selling Features:

- 2.22 acres
- 50 feet of frontage
- Very deep lot—woods and trails in back
- Low profile
- Access to dock on city owned shoreline
- South view—great sun!!

Services: Municipal water and sewer (independent for each house), hydro, garbage pick up, telephone and high speed (fibre) internet available, school bus service

Taxes: \$2,982.89 in 2021



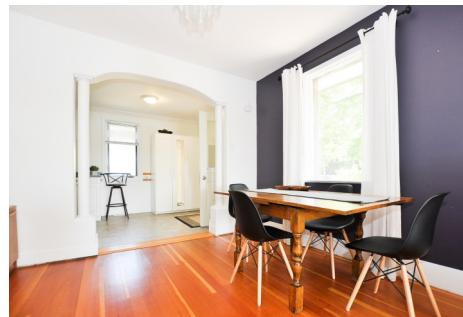
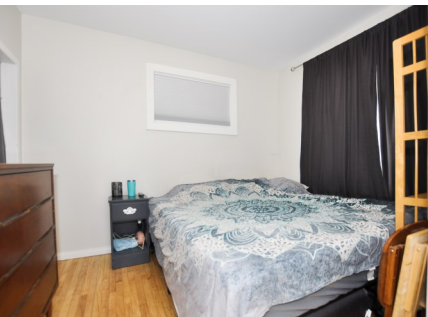
Comments: Dreaming of a water view? Look no further because here it is! This property has two independent houses on a low-profile lot on the north side of Rabbit Lake Road, directly across the lake from Garrow Beach and the Kenora Rowing Club. A fantastic opportunity to own an investment property in a great neighborhood! This could also be the perfect solution for a family that needs two residences: one for themselves, and one for an elderly parent or adult child just starting out.

The main house is 1,018 square feet with one bedroom on the main floor and two bedrooms on the lower walk-out level. The main floor has beautiful hardwood floors and a sun porch that gives you a spectacular view of the lake and highlights the uniqueness of this area. The lower level is currently separated with its own entrance. However, there is a staircase in the kitchen that adjoins the two floors.

The secondary smaller house is fully independent with its own services and separate hydro meter. It has a single floor living space of 712 square feet with two bedrooms and one bathroom. This house is set back a little further, but still maintains a great view of the water!

Properties on the north shore of Rabbit Lake typically have ample depth to enjoy the back woods...explore trails, pick blueberries, and enjoy the quiet. And of course, go for a dip in the lake or launch your paddle board or kayak at the end of a long day. It's lake life living, but only five minutes from elementary and high schools, as well as the city centre. Offers to be presented June 20th at 5:00pm.

\$449,000



Improvements:

- 1,018 sq. ft main house with finished walkout lower level
- 3 bedrooms, 2 bathrooms
- Original hardwood floors on main level
- Sunroom facing the lake
- Secondary house (#360): 2 Bedrooms, 1 bathroom (712 sq. ft)
- Open living and kitchen area

Access: North side of Rabbit Lake across from the Rowing Club.

Additional Specs:



3 BEDROOMS



2 BATHS



1,018 SQ. FT.



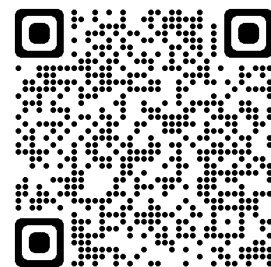
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