



LISTING HIGHLIGHTS

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138 MAIN STREET S. | KENORA ONTARIO | P9N 1S9 | CABINCOUNTRY.COM



PIN 421400212
2B Riley Road via Deception Bay Road
Clearwater Bay, Lake of the Woods

Lot

- 390 feet of frontage
- 3.86 acres of titled land owned to highwater mark
- Rocky shoreline with very deep water
- Natural landscape with very little yard work to do

Improvements

- Year-round cottage built in 2005 by Bob Pedlar
- Concrete perimeter foundation, wood siding, asphalt shingle roof, R40 ceiling, R20 walls
- 2,200 sq ft of finished living space with hardwood flooring, central two-sided fireplace in great room
- 3 beds, 2 baths + den
- Loft with 6' ceilings: could be kids bunk area, reading room or storage space
- Main floor laundry
- Den could function as overflow guest room or an office
- Attached screened room
- Detached double garage on concrete pad
- 2 stall boathouse built on pipe foundation in 2010 by Bob Burley; oversized deck with ton of entertaining space plus a screened room, oversized slips and two electric lifts (4,000lbs and 6,000lbs)

Services: 200 amp hydro, lake-drawn water system with triplex filter + UV light, NWHU approved septic tank and field (new grinder pump in 2018), heat traced water line and septic line, forced-air electric furnace, electric hot water heater (owned)

Access: Private Road - Deception Bay Road to Riley Road, left on driveway #2 and then turn right into "Dunn". Pointer signs are posted.

Taxes & Fees: \$4,320 in 2019 \$300/yr Roads Board

File 4404

\$1,495,000

