

LISTING HIGHLIGHTS

HL77 Willard Lake

FILE 4275 Road Access Willard Lake

Selling Features:

- Northeast exposure
- 1.33 acres
- 201 feet of frontage
- Low profile
- Sand beach
- Trout fishing lake

Taxes: \$800.00 in 2023

PIN: 42131-0068

Access: First road on the
north side past Willard
Lake Resort



Comments: Located twenty five minutes East of Kenora off the main highway is where you will find this Willard Lake cottage that is sitting on a low profile 1.33 acre lot with 201 feet of water frontage and your very own sand beach. The cottage has a total living area of +/- 1,008 square feet, two bedrooms and one three piece bathroom that is connected to a septic field. The living and dining area take in a wonderful view of the crystal clear lake. There is a sunroom which is located off the kitchen as well as main floor laundry and a small sleeping loft for any extra guests with kids who might be staying the weekend. At the water's edge, you will find a boat shed that houses the jet pump for the water system and plenty of storage so the lake toys are close to the dock. There is a wrap around driveway that is connected to a detached garage at the back of the lot. There is 100 amp hydro service and a wood stove in the living room as a heat source. Willard Lake is known for its crystal clear water, great boating and fishing. One of the hidden gems Northwestern Ontario has to offer. Inquire today! Offers to be presented as received.

\$379,000



Improvements

- Built in the 1950s/1960s
- Woodstove
- Baseboard heat
- Sunroom
- Detached garage (27' x 20')
- Boat/storage shed (12' x 20')
- Wrap around driveway
- Post on pad construction
- Small loft/sleeping quarters
- 100 AMP hydro
- New metal roof (2020)
- Aquarobic septic system
- Dock to moor your boat
- Lake drawn water (jet pump)

Additional Specs:



2 BEDROOMS



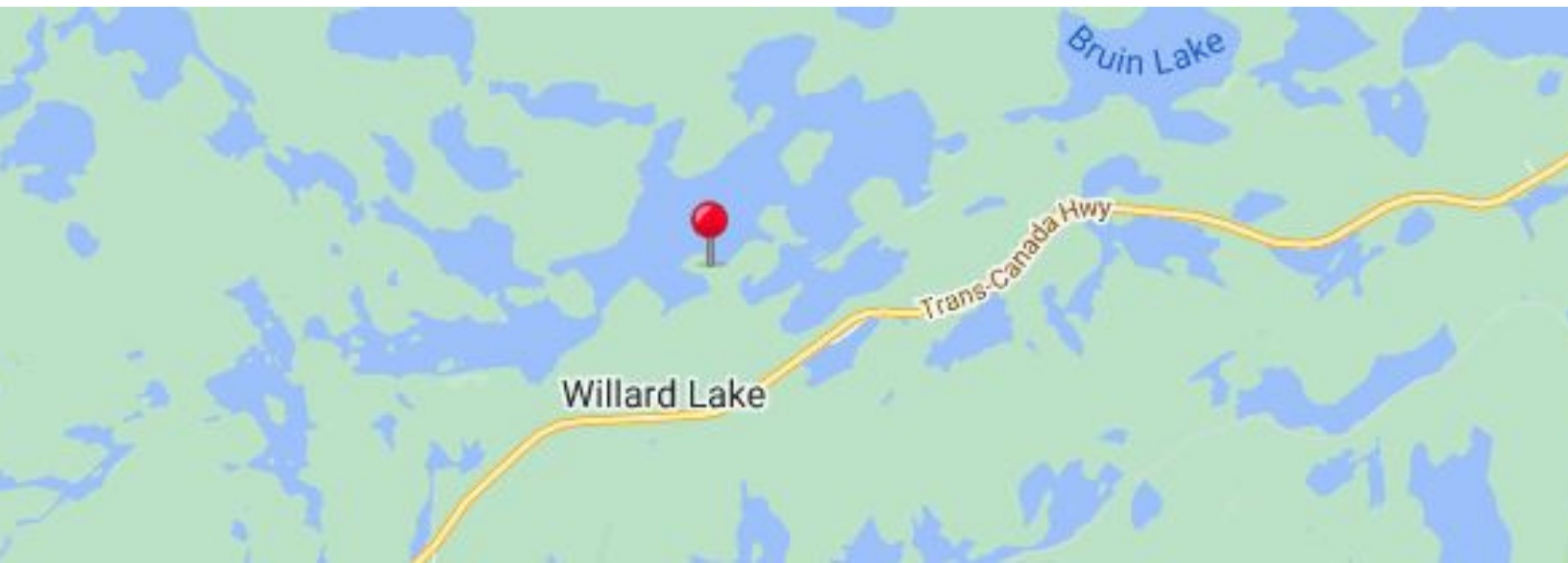
1 BATH



1,008 SQ. FT.



200 FT.

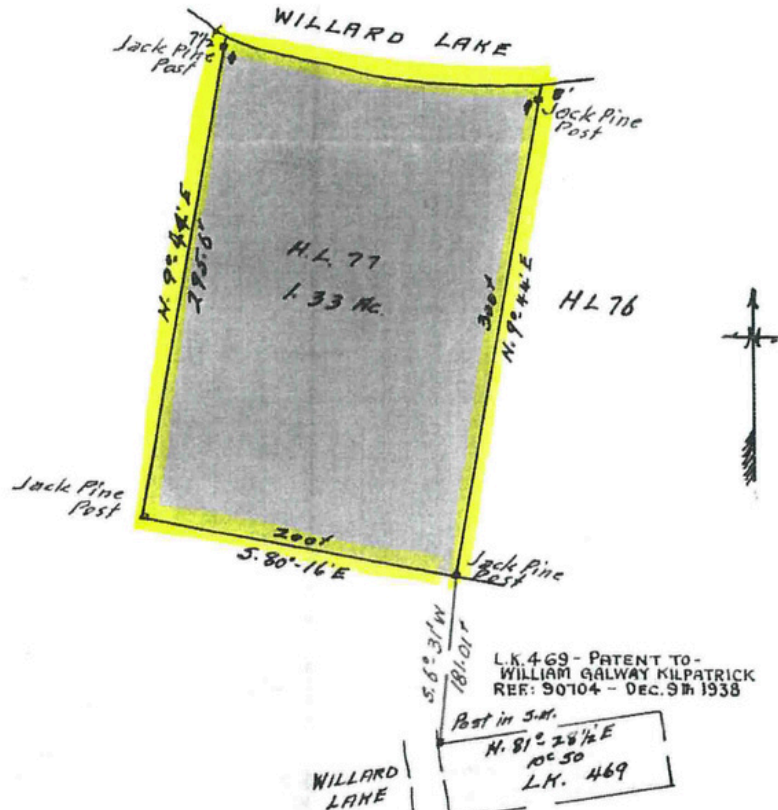




SCAN ME



ON WILLARD LAKE
DISTRICT OF KENORA
Scale: - 100' = 1 inch



Frontage - 201'
Area - 1.33 Ac.
Shoreline - Sand
Date of Survey - Aug. 23-24-1947.
Bearings from LK 469
Applicant - H.E. Ramberg
600- 6th AVE. S.
Kenora.

I hereby certify that this plan is correct and is made from actual survey performed under my personal supervision and that I was in my own proper person on the ground during the progress of such survey.
HENORA, ONT.
Sept. 18th - 1947
E. H. Ross
O.L. Surveyor.

EXAMINED
DEPT. OF LANDS & FORESTS
DIVISION OF SURVEY AND ENGINEERING
OCT 27 1947

PA12195

L.A.D. DOWN
MIRVYS DR. DEPT. LANDS & FORESTS OCT 23 1947 L.J.M.