

LISTING HIGHLIGHTS

27 Little Sand Lake

FILE NO. 4530
Minaki
Water Access

Selling Features:

- 0.85 acres
- 95.61 feet of frontage
- Fronting on the west side

Services: Hydro

Taxes: \$529.32 in 2023

Access: Water access—across from the old Minaki Lodge site



Comments: Stop planning your dream cottage build because the cottage of your dreams is already built! Sitting peacefully on the shores of the Winnipeg River system near Minaki is this unbelievably beautiful, custom-built cottage. Unique woodwork, hardwood floors, and log features give this cottage its “wow” factor. The master bedroom suite is on the second floor and opens up overlooking the main living area with amazing views of the river. The main floor bathroom sits between the two lower bedrooms, while the master bedroom has a large four-piece ensuite. The appliances are brand new and the copper kitchen sink will catch your eye immediately. With hydro and a certified septic field, you have all the comforts of home in the rugged Canadian Shield. The screened-in sunroom will be your destination when the sun sets out over the water. A short boat ride from the Minaki town site makes it easy and safe to access this wilderness retreat. This cottage has never been lived in. Call and book your showing now. (Note: Price is subject to Harmonized Sales Tax - 13%)

\$545,000 +HST



Improvements:

- 2 storey build
- Block foundation
- Lake drawn water
- Septic field installed
- Victorian style build
- Large front porch for relaxing
- Custom built cottage with unique woodworking details
- Dock for mooring
- Wood fireplace
- Upper level master suite with views of the Winnipeg River
- Brand new appliances
- Beautiful screened in sunroom

Additional Specs:



3 BEDROOMS



2 BATHS



1,800 SQ. FT.



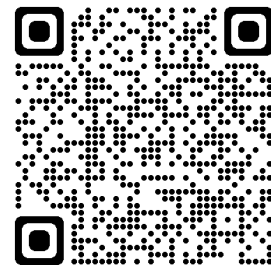
96 FT.



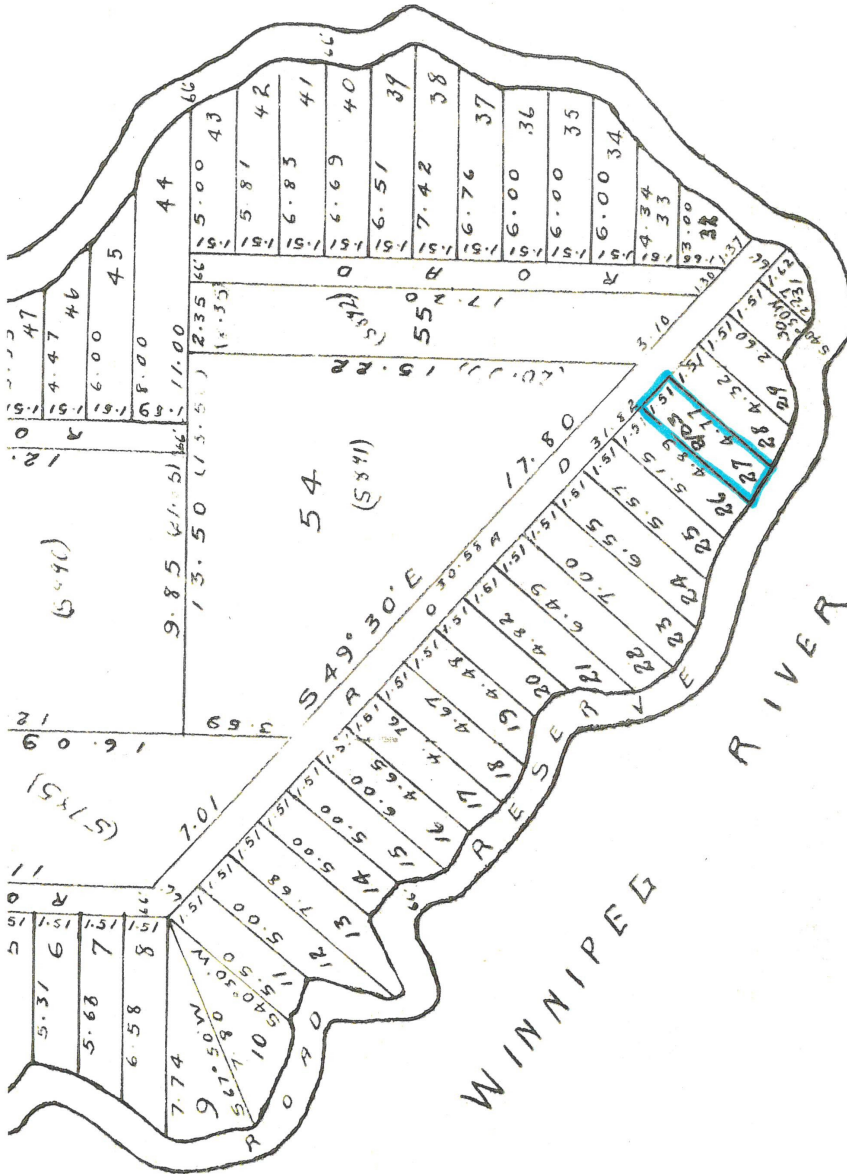
138 MAIN ST S, KENORA, ONTARIO | TOLL FREE 1.800.528.8848 | INFO@CABINCOUNTRY.COM | WWW.CABINCOUNTRY.COM



SCAN ME



M156



I hereby certify that this plan accurately shows the manner in which I have caused the land included therein, owned by me, to be subdivided into building lots.

WITNESS:

Emily A. Cannon
OWNER

E. Cannon

I Emmit, near Palisot the Town of Kenora in the Province of Ontario

CERTIFIED TO BE A TRUE COPY OF PLAN 17-1 REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF KENORA

July 17th 1973 DATE
188-160 REGISTRAR