

# 418 Coney Island

## LISTING HIGHLIGHTS

**FILE 4557**

**Water Access**

**Lake of the Woods**

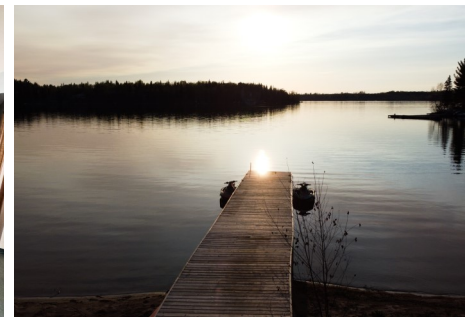
### Selling Features:

- Low profile
- Northwest exposure
- 200 AMP service
- Newer dock
- 0.2 acres of titled land with 60 feet of frontage
- Natural sand beach

**Services:** Garbage pick up, high speed internet, telephone, hydro

**Taxes:** \$4,203.39 in 2023

**PIN:** 42162-0105



**Comments:** Welcome to the Coney Island beach house on beautiful Lake of the Woods! Coney Island is a short 5-10 minute boat ride from any of the major marinas in the area. This 1,148 square foot 3 bedroom, 1 bathroom is taking in the the very best northwestern views overlooking "Bathing Beauty Bay". The cottage is sitting on a 0.20 acre titled lot with 60 feet of beach front. There is a newer dock at the water's edge that could easily accommodate up to four boats or water toys. The open concept living space in the beach house has a nice sized kitchen with bar stools, attached three season sunroom and a spacious living room with wood fireplace (uncertified). The cottage is also heated primarily with electric baseboard heat. There is a full washroom that is attached to a certified septic field and municipal water during the summer months. The main cottage is insulated and could be used in the winter but without the water system. There is an outhouse on site. At the back of the property, there is a nice sized shed that could be developed into a sleeping bunk. Plenty of options to consider at this location with many amenities like the Coney Island Music Festival, Lake of the Woods Yacht Club and of course, minutes to the downtown Kenora Harbourfront. The sunsets will never get old while you are sitting and taking in a memorable day at the beach or having a day on the water. Inquire today!

**\$415,000**





**Improvements:**

- Natural sand beach
- Electric baseboard heat
- Wood fireplace (no certificate)
- Fully insulated
- Summer municipal water
- Certified septic field/outhouse
- Attached sunroom included in the total sq. ft.
- Storage shed/bunk

**Access:** North side of Coney Island in front of main channel marker.

**Additional Specs:**



**3 BEDROOMS**



**1 BATH**



**1,148 SQ. FT.**



**66 FT.**







SCAN ME

