

## LISTING HIGHLIGHTS

# Black Sturgeon Lake

FILE NO. 4597

Driveway #3

North Marston Drive

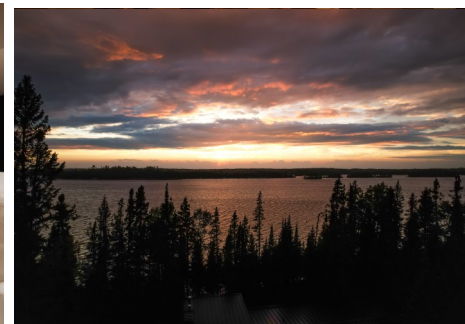
Kenora, ON

### Selling Features:

- 3 acres of titled land
- Modern design aesthetic
- Immaculate build quality
- West facing
- Low profile lot with deep water frontage

Taxes: To be assessed

PIN: 42134-0519



**Comments:** Luxury Waterfront Living on Black Sturgeon Lake. Welcome to an unparalleled waterfront retreat on Black Sturgeon Lake. This ultra-luxurious, 2177 sq ft cottage is a testament to superior engineering and exquisite design, built to stand the test of time.

#### Key Features:

- **Engineered Perfection:** Built on 49 steel-driven piles with a poured concrete crawl space floor.
- **Premium European Windows & Doors:** Offering exceptional quality and energy efficiency.
- **Thermally Modified Decking and Siding:** Utilizing Accoya wood, renowned for its durability and longevity.
- **High-End Finishes:** Every material used is of the highest grade, ensuring lasting quality and a unique, luxurious feel.
- **Fully Furnished:** Comes complete with top-tier furnishings included in the sale.
- **Expansion Opportunities:** Ample space for a 2-car garage or a 50'x50' shop.
- **Customizable Dock:** Pipe dock installed, ready for expansion based on your needs.

#### Prime Location:

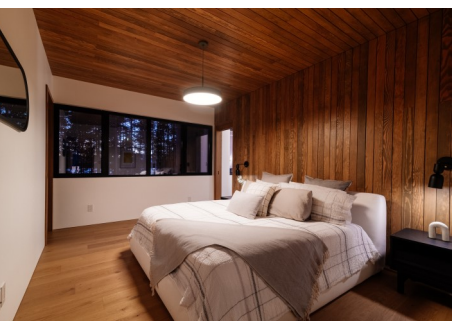
- **Low Traffic and Serenity:** Black Sturgeon Lake is known for its tranquility and low boat traffic, making it a perfect haven for peaceful waterfront living.
- **Exceptional Water Quality:** Enjoy pristine water ideal for swimming, boating, and fishing.
- **Prestigious Neighborhood:** Surrounded by numerous newer construction higher-end homes, enhancing the area's exclusivity and appeal.

This is a rare opportunity to own a home that combines modern luxury with timeless durability. Perfectly situated on a private, west-facing waterfront lot with deep water, this property is priced at \$2,695,000 for a reason—quality homes built to endure are a true investment.

Don't miss out on this unique listing. Contact us today to schedule a viewing!

**\$2,695,000**





**Improvements:**

- Fully Winterized Cottage
- Gourmet Kitchen with open floor plan
- Custom Millwork with built-in appliances
- Modern Finishes including hardwood flooring and custom tile
- Wet Bar
- Floor-to-ceiling windows
- Oversized Fireplace
- Main floor laundry
- Attached screened room
- Custom Metal Roof
- Exterior finished with reSAWN real wood cladding
- Landscaped low maintenance lot

**Additional Specs:**



**4 BEDROOMS**



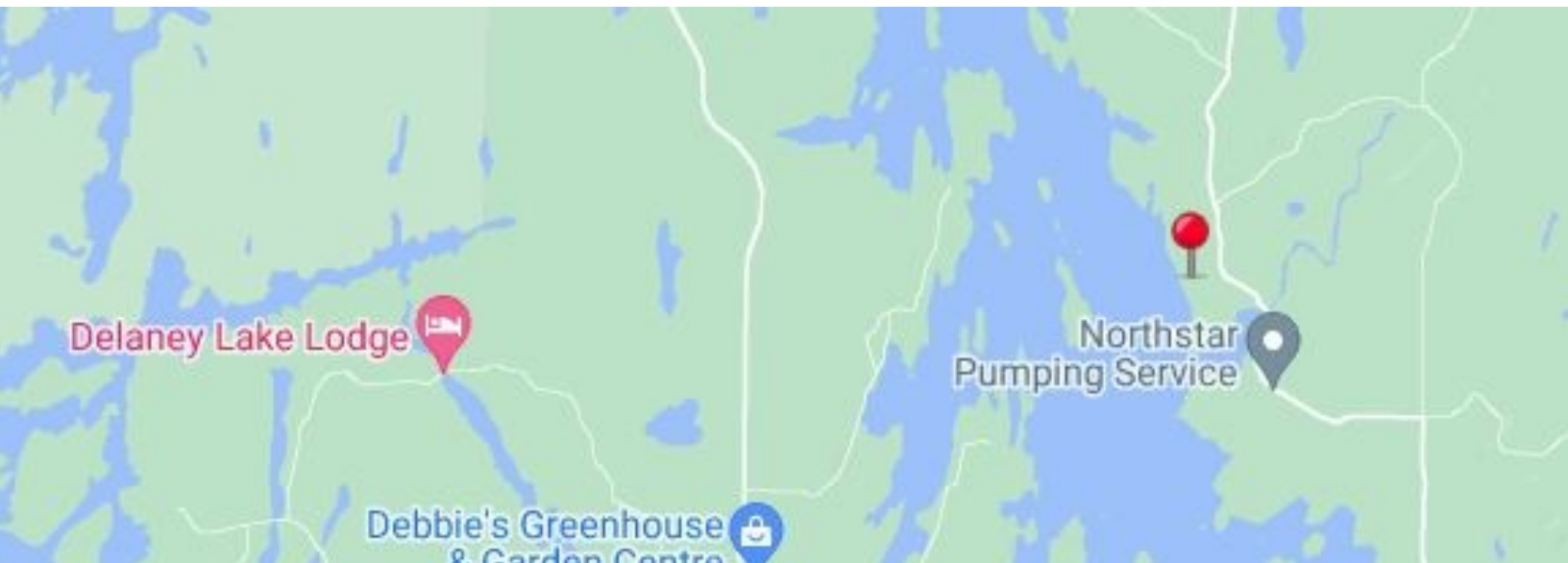
**3 BATHS**



**2,177 SQ. FT.**



**217 FT.**







SCAN ME







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Than Cottages*



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