

## LISTING HIGHLIGHTS

# 49 Lily Pad Bay

## FILE 4605 Road Access Lake of the Woods

### Selling Features:

- East facing
- Medium to high profile
- 2.12 acres
- +/- 170 feet of frontage

**Leased Land:** Annual leasing fee is \$2,700.00 + HST. Federal government leased lot, leased until 2067. Note that the buyer is also responsible for a 2.5% lease transfer fee.

**Directions:** McKenzie Portage Road to Lily Pad turn off and then left turn to Lot 49 Lily Pad shared driveway with Lot 50



### Comments: Welcome to Lot 49 Lily Pad Bay!

Move-in ready with spectacular views and 20 feet of deep water to jump off the dock. Custom built 3,454 sq. foot 4 bedroom, 3 bathroom, 2 1/2 storey + basement home. This road accessible property has it all! Kenora is a short boat ride away from this well located property. This home has high vaulted ceilings on the main level and a 12 foot ceiling in the lower family/games room. For those warm evenings, there is a 3 season insulated sunroom off of the kitchen area. The basement mechanical room has been spray foam insulated and offers plenty of room to work in. On chillier days, enjoy your drink of choice with guests at the wetbar! There are two high efficiency BIS fireplaces that will heat this entire home in the cooler months. The roof shingles were replaced 5 years ago and have a lifetime warranty. The kitchen area and ensuite bathroom have heated ceramic floors. There is also a (24' x 24') detached garage to store the toys (or two vehicles), and with two large gravel parking pads, there plenty of parking for the family. Entertain easily with **THREE** levels of wrap around decking, perfect for those summer BBQs with all of your friends and family. 200 AMP service with an electric furnace and hot water tank and Central Vac.

**\$1,395,000**





### Improvements

- Built in 2003
- Loft area (240 sq. ft)
- Vaulted ceiling
- 12' lower walkout
- Open concept kitchen/dining/living room
- Games room
- Lower level family room with wet bar
- Attached 3 season sunroom
- Hardwood floors, ceramic heated tiles, carpet
- Main floor laundry
- Two stall detached garage (24' x 24') & two gravel pads
- Three levels of wrap around decking
- Septic field
- Concrete foundation
- Low maintenance siding
- Newer roof (lifetime warranty)
- 200 AMP hydro service
- 2 high efficiency BIS fireplaces
- Electric furnace
- Shore dock with floating docks
- Spray foam insulation

### Additional Specs:



**4 BEDROOMS**



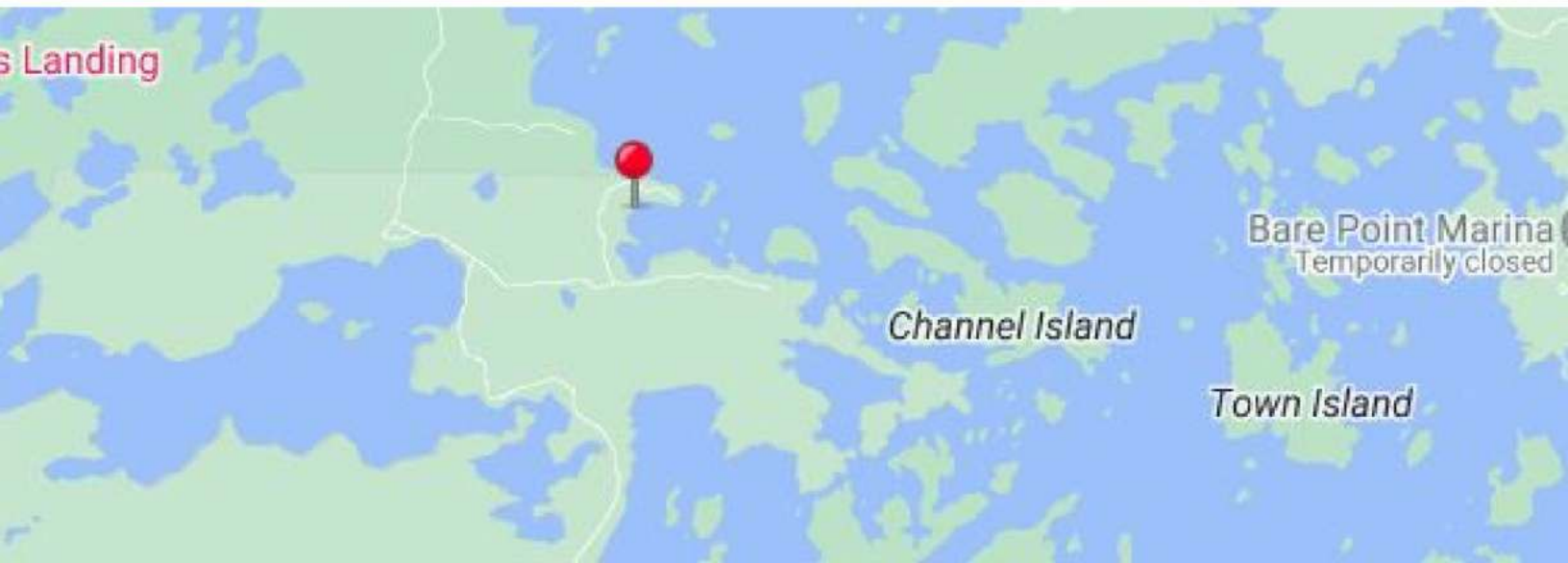
**3 BATHS**



**3,454 SQ. FT.**



**170 FT.**







SCAN ME





