

LISTING HIGHLIGHTS

Unit 1 Moore Bay



FILE 4609
Water Access
Condominium
Lake of the Woods

Selling Features:

- Western views
- 2 Bedrooms
- Built in 2001
- 4 Bathrooms
- Post on pad construction
- Wooden exterior finish
- Hot well water on demand
- Common dock

Access: 20 minute boat ride south east of Northern Harbour

Services: High speed internet

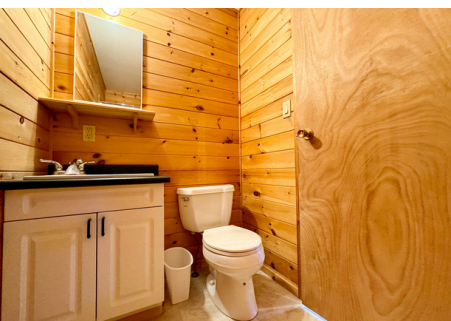
Taxes: \$1,195.76 in 2024

PIN: 42818-0001



Comments: Welcome to Unit 1 at the Moore Bay Condominiums located South of Kenora on Pipestone Peninsula. This water accessible seasonal cabin features 1,215 square feet of living space with 4 bedrooms and 4 private bathrooms with two separate kitchens that can easily be shared or singled out with a lock off door. This is one of the largest cottages, perfect for a family that wants to have its own space all under one roof, giving it the feel of a duplex with privacy. There is a large sitting deck right over the lake taking in the very best western sunsets of Pipestone Point. You will be purchasing a 10th of a share of an 11-acre paradise and all of its associated infrastructure which includes: docks, generators, batteries, a lagoon system, a well and a water filtration system! Monthly condo Fee: \$350.00/month. A hired caretaker maintains the entire property which includes yard maintenance and winterizing the water systems in each cottage for both fall and spring run up. There is a large community dock which is perfect for mooring boats and swimming with enough room for guests to park their vessel for visits. Located 15 minutes from Northern Harbor Marina and close to some of the best fishing the lake has to offer. If you are looking for a low maintenance property on Lake of the Woods with a well-established condo community, then look no further and come explore the Moore Bay Condominiums. Please call or email one of our Cabin Country Realty agents to answer any questions and set up a showing today!

\$299,000



The monthly \$350.00 condo fee includes:

- StarLink Internet Fee
- Salary for caretaker, who mows everything and maintains all common property
- Propane consumption for cooking and hot water
- Electricity consumption which means for solar and for diesel consumption for generator in case it is running on cloudy days
- Water consumption and all costs for water treatment system and sewage
- Reserve funding for capital projects planned by condominium board
- Common area laundry

Condo owners pay property tax for the land their cabin is sitting on and insurance for the cabin.

Additional Specs:



4 BEDROOMS



4 BATHS



1,215 SQ. FT.



822 FT.



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



SCAN ME



