

TB241525





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



FILE 4610 Water Access Lake of the Woods

Selling Features:

- Western views
- 3 bedrooms
- 1 bathroom
- Post on pad construction
- Wooden exterior finish
- Hot well water on demand
- Common dock

Access: 20 minute boat ride south east

of Northern Harbour

Taxes: \$1,195.76 in 2024

PIN: 421810-0006





Comments: Welcome to Unit 6 at the Moore Bay Condominiums located South of Kenora on Pipestone Peninsula. This water accessible seasonal cabin features 955 square feet of living space with 3 bedrooms and 1 bathroom with an entrance porch. There is a 24' x 10' sitting deck having one of the nicest views of the western sunsets of Pipestone Point. You will be purchasing a 10th share of an 11-acre paradise and all 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!

\$199,000





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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:



3 BEDROOMS



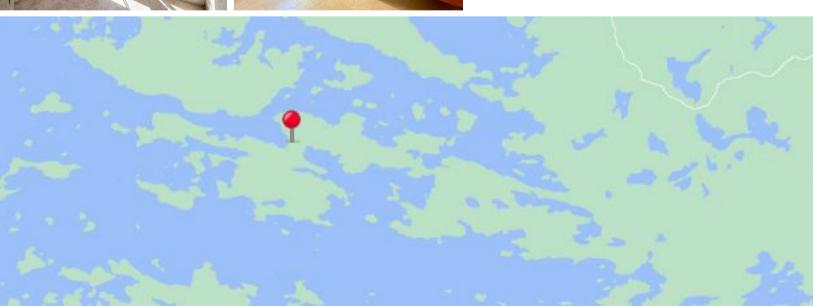
1 BATH



955 SQ. FT.



822 FT.







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