

# Unit 7 Moore Bay

## LISTING HIGHLIGHTS

**FILE 4611**

## Water Access Condominium

Selling Features:

- Western views
- 4 bedrooms
- 3 bathrooms
- Post on pad
- Wooden exterior finish
- Hot well water on demand
- Common dock

**Access:** 20 minute boat ride south east of Northern Harbour

**Taxes:** \$1,177.78 in 2024

**PIN:** 421810-0007



**Comments:** Welcome to Unit 7 at the Moore Bay Condominiums located South of Kenora on Pipestone Peninsula. This water accessible seasonal cabin features 1,104 square feet of living space with 4 bedrooms and 3 bathroom and a spacious kitchen with large breakfast bar. This is one of the larger cabins, perfect for a family that wants to have its own space but all under one roof. There is a large sitting deck on the frontside 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 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!

**\$269,000**





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**

 **3 BATH**

 **1,104 SQ. FT.**

 **822 FT.**





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Note: This graphic is for illustrative purposes only and is not to be referred upon for accuracy.



SCAN ME





