

Lot 31 Mackies Island

LISTING HIGHLIGHTS

FILE 4619

Water Access

Lake of the Woods

Selling Features:

- 1.46 acres
- 268 feet of frontage
- Sand beach
- Boathouse
- Certified septic
- North eastern view
- 2 cottages and bunkie (16' x 14')

Access: 5 minute boat ride from downtown Kenora or any major marina. Near the yacht club.

Taxes: +/- \$1,600.00 in 2024

PIN: 42150-0854



Comments: Looking for that quintessential Kenora Camp? Look no further than Mackies Island! A short 5-minute boat ride from mainland, this site consists of three separate living spaces. There is the original camp, which was built in 1945, offering four bedrooms and two bathrooms. The primary bedroom is detached from the main cottage but connected with a wrap around deck all looking over the water's edge. The bungalow style cabin has a large living room, family room and dining area all taking in the east view of LOTW. The seasonal camp is heated with baseboard heat and a traditional fireplace in the living room. There is a septic field and 200-amp hydro service. This camp has the classic Kenora feel. The second, self contained guest cottage, was built in 1986 and offers three bedrooms, one bathroom, main floor laundry and an open concept floor plan. There is a large deck overlooking the natural sand beach and boathouse at the shoreline. The guest cottage is also connected to the certified septic system. There is a woodstove with 100-amp hydro service. The cottage is sitting on a post on pad construction and is a perfect getaway for extended family and friends. For even more overflow, there is a 16' x 14' guest bunk located in behind the main camp and can easily sleep 4-6 people if necessary. The east facing lot is approximately 1.47 acres of land with 268 feet of water frontage. The single stall boathouse is 14' x 24' and has a nice sitting area right on the water. As an added bonus, there is a naturally protected sand beach to enjoy! If you are looking for a traditional summer camp that is perfect for a large family and close to Kenora, The Royal Lake of the Woods Yacht Club, and minutes to any of the major marinas then this is the location and property for you! Inquire today.

\$799,000



Main Cottage:

- 200 amp hydro service
- Full appliances
- Laundry on site
- Baseboard heating
- Wraparound decking
- Asphalt shingles
- Fireplace
- Outdoor shower
- Detached mother in law suite

Additional Specs:

 **3 BEDROOMS**

 **1 BATH**

 **1,162 SQ. FT.**

 **268 FT.**



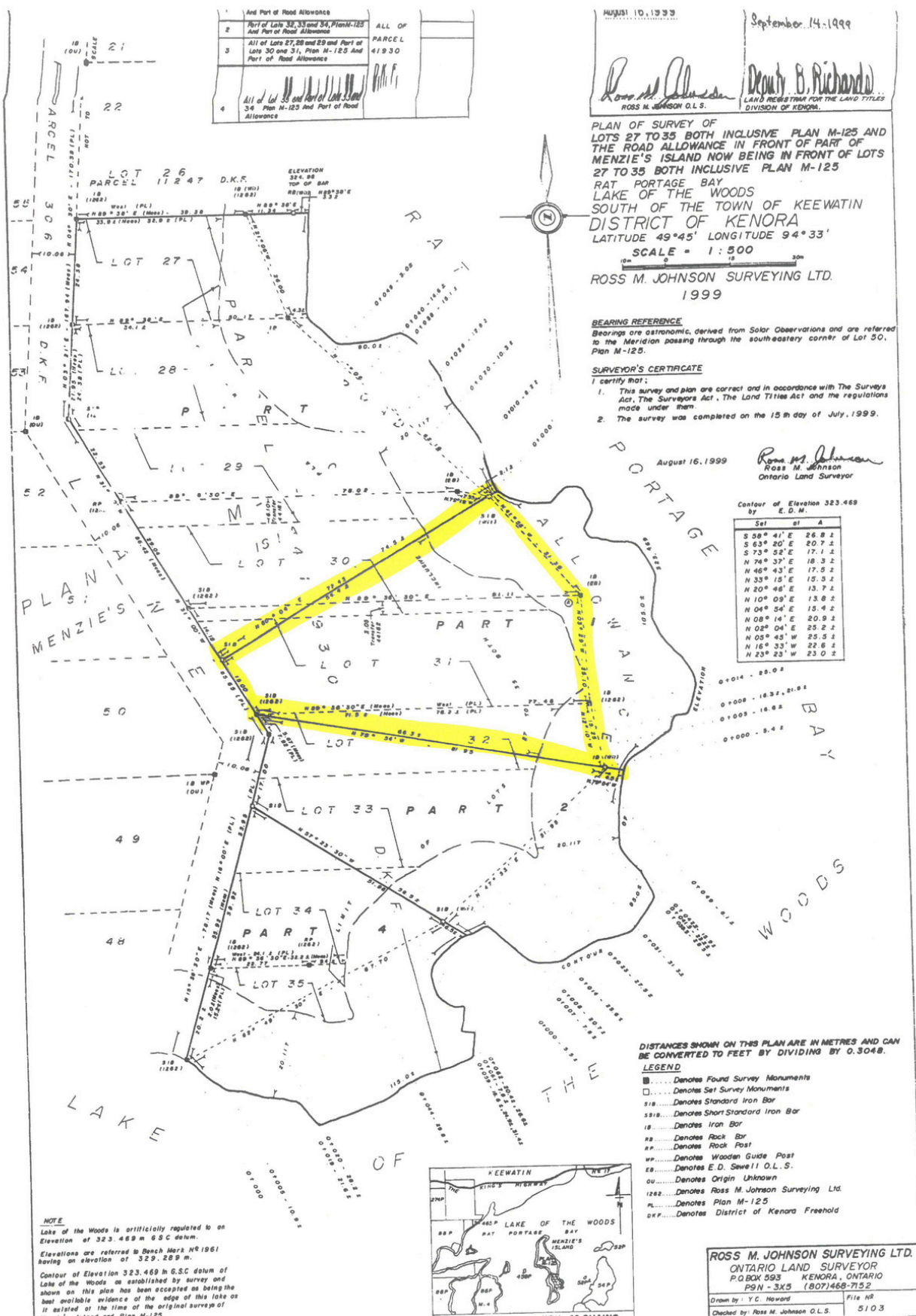
Guest Cottage:

- 100 AMP hydro service
- Main floor laundry
- Large decks
- Open concept kitchen/dining/living
- 3 bedrooms, 1 bathroom
- Connected to septic field
- Woodstove
- Dishwasher, stove, microwave and fridge
- Seasonal
- Post on piles foundation



SCAN ME





AUGUST 10, 1999
September 14, 1999
Deputy B. Richardson
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF KENORA.

PLAN OF SURVEY OF LOTS 27 TO 35 BOTH INCLUSIVE PLAN M-125 AND THE ROAD ALLOWANCE IN FRONT OF PART OF MENZIE'S ISLAND NOW BEING IN FRONT OF LOTS 27 TO 35 BOTH INCLUSIVE PLAN M-125
RAT PORTAGE BAY
LAKE OF THE WOODS
SOUTH OF THE TOWN OF KEEWATIN
DISTRICT OF KENORA
LATITUDE 49°45' LONGITUDE 94°33'
SCALE = 1:500
ROSS M. JOHNSON SURVEYING LTD.
1999

BEARING REFERENCE: Bearings are astronomical, derived from Solar Observations and are referred to the Meridian passing through the south-easterly corner of Lot 50, Plan M-125.

SURVEYOR'S CERTIFICATE:

- I certify that:
- This survey and plan are correct and in accordance with The Surveys Act, The Surveyors Act, The Land Titles Act and the regulations made under them.
- The survey was completed on the 15th day of July, 1999.

August 16, 1999
Ross M. Johnson
Ross M. Johnson
Ontario Land Surveyor

Contour of Elevation 323.469
By E.D.M.

Set	Bearing	Dist. (m)
S 59° 41' E	26.8	
S 63° 20' E	20.7	
S 73° 32' E	17.1	
N 74° 37' E	18.3	
N 46° 43' E	17.5	
N 33° 15' E	15.3	
N 20° 46' E	13.7	
N 10° 09' E	13.8	
N 04° 54' E	15.4	
N 08° 14' E	20.9	
N 02° 04' E	25.2	
N 03° 49' W	25.3	
N 16° 33' W	22.6	
N 23° 23' W	23.0	

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ROSS M. JOHNSON SURVEYING LTD.
ONTARIO LAND SURVEYOR
P.O. BOX 593 KENORA, ONTARIO
P9N-3K5 (807)468-7152
Drawn by: Y.C. Howard File No: 5103
Checked by: Ross M. Johnson O.L.S.