

# 19 Birchcliff Estates Jakson Road



LISTING HIGHLIGHTS

## FILE 4620 Road Access Black Sturgeon Selling Features:

- 11.36 acres
- 638 feet of frontage
- Rural Residential zoning
- Tenants in common ownership of Block A common dock on Black Sturgeon
- Excellent privacy

**Taxes:** \$4,927.06 in 2023

**PIN:** 42136-0758 and

**PIN:** 42136-0764 (part ownership of a community dock including an easement to the water

**Hydro Costs:** \$130/month

**Propane Tank Rental:** \$140/month

(Approx. \$3,000.00 per year)



**Comments:** Privacy, acreage, newer construction, community dock on Black Sturgeon lake... this listing has it all. Welcome to 19 Jakson road, part of Black Sturgeon Birchcliff estates. This custom built home was constructed in 2020 and has spared no expense or detail. The home is sitting on 11.36 acres of titled land about a 15 minutes drive from downtown Kenora. There is 1,632 square feet of total living space with three bedrooms and two bathrooms. The modern open concept kitchen, living room and dining room are very spacious and perfect for hosting family and friends around the oversized island. Each of the two bedrooms has a good amount of closet space with the primary bedroom featuring a beautiful full 3pc. ensuite bathroom and walk-in closet with the second washroom being a full modern four piece. At the back entrance, there is a nice sized hallway closet as well as a main floor laundry room with a large wash basin sink. The main utility room is also located off of the laundry room.

The home is heated with a in-floor radiant heat propane boiler system that keeps the porcelain tiles nice and toasty in the cooler seasons. Off the front of the the home is a large 20' x 20' sitting deck taking in the very best southern exposure through the day with custom outdoor stereo speakers perfect for entertaining. The crawl space has been spray foamed and has a 10mm poly vapor along the floor to keep things nice and dry. Certified gravity fed septic field, a 315' drilled well, and 200 amp hydro service this home is it! Not only is there ultimate privacy at this location, but hop on your ATV or golf cart and enjoy the Tenants in Common docking facility less than 2 minutes away that comes with this home. The dock is located on beautiful Black Sturgeon Lake and comes with one docking slip to moor a boat or set up for the day and use the dock for swimming. Worry-free living within minutes to downtown Kenora, offering the quiet peaceful setting we are all looking for. Inquire today!

**\$549,000**



### Improvements

- Built in 2020
- Bungalow
- propane radiant in floor heat
- Deck for entertaining (20' x 20')
- Drilled pipe foundation on steel beams
- Drilled well water
- Certified gravity fed septic field
- Stainless steel appliances
- Porcelain tile flooring
- Vinyl flooring in bedrooms
- Spray foamed crawl space with 10mm poly
- R-60 ceiling/R-21 walls
- Blown in insulation ceiling
- Open concept living with oversized island
- 200 AMP hydro (underground)
- Main floor laundry with wash basin

### Additional Specs:



**3 BEDROOMS**



**2 BATHS**



**1,632 SQ. FT.**



**638 FT.**





SCAN ME



