



## LISTING HIGHLIGHTS

# 28 Gun Club Island

**FILE 4621**

**Water Access**

**Lake of the Woods**

Selling Features:

- 1.44 acres
- 196 feet of frontage
- Ice road access
- Low profile
- Short boat ride from mainland docking
- 3 storey character home

**Access:** South of Coney Island, minutes from mainland docking facilities and accessible via winter ice road.

**Note:** There is a known encroachment - please inquire with listing agent. Please provide a minimum of 24 hours notice for all showings as the owners have occasional guests and tenants (vacation rental).

**Taxes:** \$1,200.00 in 2024

**PIN:** 42150-3263



**Comments:** Welcome to 28 Gun Club Island, Lake of the Woods. This cottage is located just south of Coney Island and is mere minutes from mainland docking facilities and accessible via winter ice road. This cottage is full of character and charm. Highlights include a classic Lake of the Woods boathouse with 3 slips (2 covered and 2 with lifts) and comfortable parking for up to 7 boats. You'll love the oversized entertaining deck attached to the boathouse and the self-contained rooftop guest suite with its own attached screen room. The main cottage offers 4 bedrooms, 2 main floor and 2 second floor, plus a 3rd floor bonus room which could function as a 5th bedroom, play room or art space. The oversized verandah offers a relaxing and calm lounge space and dining area with beautiful hardwood flooring and wonderful views of the lake. The low profile and flat yard offers space for you children or pets too – so get out the yard games! There is even a detached 1 bedroom bunkhouse for those honeymooners or extended stay friends! If you're looking for location, charm and room for a large family and guests this is your spot! View by Appointment Only.

**\$899,000**



**Improvements:**

- Electric baseboard heat
- Hydro
- Lake drawn water
- Septic system
- Sunroom
- Boathouse with entertaining deck and self contained rooftop guest suite with attached screen room. 3 slips (2 covered and 2 with lifts). Boat parking for up to 7 boats.
- Oversized verandah
- Beautiful dining area with hardwood floors
- Detached 1 bedroom bunkhouse

**Additional Specs:**



**4 BEDROOMS**



**1 BATH**



**1,685 SQ. FT.**



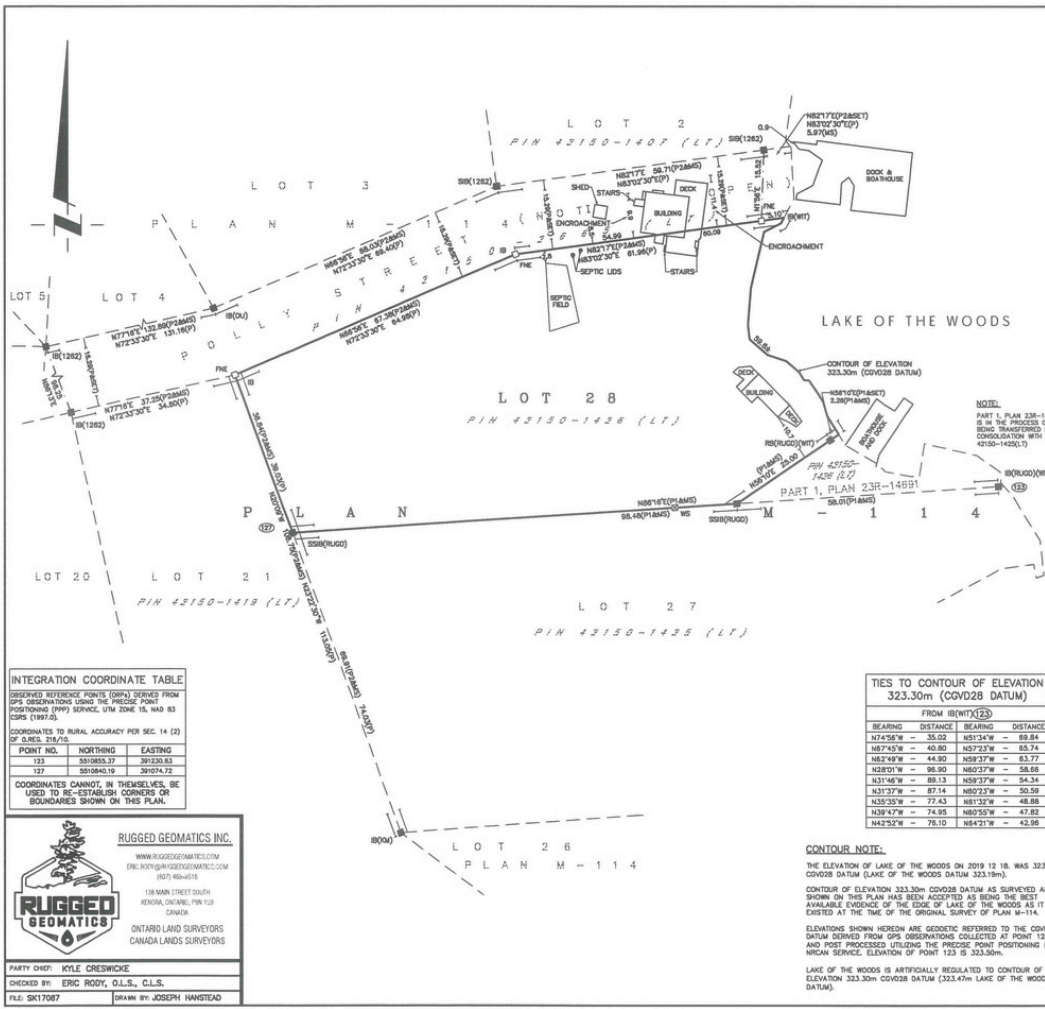
**196 FT.**





SCAN ME





**SURVEYOR'S REAL PROPERTY REPORT**  
**PLAN OF SURVEY OF**

PART OF  
**LOT 28**  
**PLAN M-114**  
**GUN CLUB ISLAND**  
**LAKE OF THE WOODS**  
**UNSURVEYED TERRITORY**  
DISTRICT OF KENORA  
ERIC RODY, O.L.S.  
SCALE 1 : 500

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**  
BEARINGS ARE UTM GRID, DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA PRECISE POINT POSITIONING ON MONUMENTS 127 AND 123 TO YIELD A GRID BEARING OF N 89°16' E, HAD AS CSRS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 15 (83° W LONGITUDE) (1987.0).

**ROTATION NOTE**  
FOR BEARING COMPARISONS, A ROTATION OF 1°54'30" (CLOCKWISE) IS APPLIED TO BEARINGS ON P TO CONVERT TO UTM BEARINGS.

**SCALE FACTOR NOTE**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999999.

- LEGEND**
- --- MONUMENTS - SURVEY MONUMENT FOUND
  - --- MONUMENTS - SURVEY MONUMENT PLANTED
  - ▬ --- MONUMENTS - IRON BAR
  - SSB --- MONUMENTS - SHORT STANDARD IRON BAR
  - SB --- MONUMENTS - STANDARD IRON BAR
  - WB --- MONUMENTS - WELDED
  - WT --- MONUMENTS - WIRELESS MONUMENT
  - OU --- MONUMENTS - ORIGIN UNKNOWN
  - 1282 --- MONUMENTS - R. W. JOHNSON, O.L.S.
  - RM --- MONUMENTS - R. W. BRIDMAN, O.L.S.
  - RUGO --- MONUMENTS - RUGGED GEOMATICS INC.
  - P --- MONUMENTS - PLAN M-114
  - P1 --- MONUMENTS - PLAN 23R-14691
  - P2 --- MONUMENTS - BETWEEN LOTS 27 AND 28, PLAN M-114 BY ERIC RODY, O.L.S., C.L.S., FILE NUMBER SK17087
  - FNE --- MONUMENTS - FOUND NO EVIDENCE

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT:
  - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON 2019 12 18

KENORA, ONTARIO  
2019 12 23  
ERIC RODY  
ONTARIO LAND SURVEYOR

**INTEGRATION COORDINATE TABLE**

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 15, NAD 83 CORS (1987.0).

COORDINATES TO RURAL ACCURACY FOR SEC. 14 (2) OF REG. 216/75

POINT NO.	NORTHING	EASTING
123	5510855.37	591330.83
127	5510840.19	591974.72

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**TIES TO CONTOUR OF ELEVATION 323.30m (CGVD28 DATUM)**

BEARING	DISTANCE	BEARING	DISTANCE
N21°58'W	- 35.02	N51°34'W	- 69.84
N57°45'W	- 40.80	N57°23'W	- 65.74
N52°49'W	- 44.80	N59°37'W	- 63.77
E62°07'W	- 96.90	N60°37'W	- 58.68
N31°46'W	- 88.13	N59°37'W	- 54.34
N31°37'W	- 87.14	N60°23'W	- 50.59
N55°55'W	- 77.83	N61°32'W	- 48.88
N39°47'W	- 74.95	N60°55'W	- 47.82
N42°52'W	- 78.10	N64°21'W	- 42.96

**CONTOUR NOTE:**  
THE ELEVATION OF LAKE OF THE WOODS ON 2019 12 18, WAS 323.02m CGVD28 DATUM (LAKE OF THE WOODS DATUM 323.19m).

CONTOUR OF ELEVATION 323.30m CGVD28 DATUM AS SURVEYED AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS BEING THE BEST AVAILABLE EVIDENCE OF THE EDGE OF LAKE OF THE WOODS AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF PLAN M-114.

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO THE CGVD28 DATUM DERIVED FROM GPS OBSERVATIONS COLLECTED AT POINT 123 AND POST PROCESSED UTILIZING THE PRECISE POINT POSITIONING (PPP) NRIKAN SERVICE. ELEVATION OF POINT 123 IS 323.30m.

LAKE OF THE WOODS IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 323.30m CGVD28 DATUM (323.47m LAKE OF THE WOODS DATUM).

**RUGGED GEOMATICS INC.**  
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138 MAIN STREET SOUTH  
KENORA, ONTARIO, P0N 1J9  
CANADA

ONTARIO LAND SURVEYORS  
CANADA LANDS SURVEYORS

PARTY CHIEF: KYLE CRESWICK  
CHECKED BY: ERIC RODY, O.L.S., C.L.S.  
FILE: SK17087 DRAWN BY: JOSEPH HANSTED

THIS REPORT WAS PREPARED FOR MARK MULLIGAN. NO RESPONSIBILITY IS ASSUMED FOR USE BY OTHER PARTIES.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH SURVEY REPORT DATED 2019 12 23.

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
2096436

THIS PLAN HAS NOT YET BEEN REVIEWED BY THE SURVEYOR. SIGNATURE OF SURVEYOR REQUIRED TO BE SUBMITTED TO THE SURVEYOR IN ACCORDANCE WITH REGULATION 1258, SECTION 20(2).