

LISTING HIGHLIGHTS

Lot 9 Pelican Pouch

FILE 4626

Road Access

Pelican Pouch Lake

Selling Features:

- 0.75 acres
- 150 feet of frontage
- Low profile
- Deep water frontage
- South exposure
- Excellent privacy
- Crown land to the East
- Shore reserve is crown owned

Taxes: \$957.92 in 2023

PIN: 42138-0017

Directions: Minaki Highway to Herb's Point Road, follow pointers to For Sale sign - Lot 9. 20 minute drive from the Kenora Bypass.



Comments: If you are looking for an off-grid low maintenance family getaway to be enjoyed for years to come, then this is it! Welcome to one of the best inland fishing lakes around...Pelican Pouch! With a short 20 minute drive from the Kenora bypass north on the Minaki highway is where you will find this 1.5-storey cottage offering 1,068 sq. ft. of living space with 3-bedrooms, 1.5 bathrooms, a main floor kitchen with propane appliances, a dining room, a living room with a propane fireplace and an attached screened room off the kitchen which also leads you to the large lakeside deck. The cottage is road accessible and sitting on a titled 0.75 acre lot with 150 feet of deep water frontage. Low-maintenance exterior, modern off-grid amenities including propane fridge, stove, on-demand hot water, fireplace, lake drawn water system and certified septic system.....what more do you need! At the water's edge, you will find a nice sized floating dock and plenty of boat parking and great water for swimming. Upgraded solar system with backup generator provides electricity, making this a breeze to live off the grid. The cottage has excellent privacy with crown land as a neighbor to the East. Pelican Pouch Lake can be accessed year round if one chooses to take a visit to the property in the winter. Don't miss this opportunity to own on one of the nicest lakes which is perfect for boating, fishing and water sports. Plenty of room to explore! Inquire today and start living the lake life you always dreamed of! Offers presented as received.

\$419,000



Improvements

- Propane fireplace
- Newer Asphalt Shingles
- Low maintenance siding
- Certified septic field
- Updated solar system
- Lake drawn water
- Ample parking
- Large co-op propane tank (Annual Rental \$218.40) and propane appliances
- Excellent lake for fishing, boating and water sports
- Unorganized territory
- Hot water on demand
- Built in 1987

Additional Specs:



3 BEDROOMS



1.5 BATH



1,068 SQ. FT.



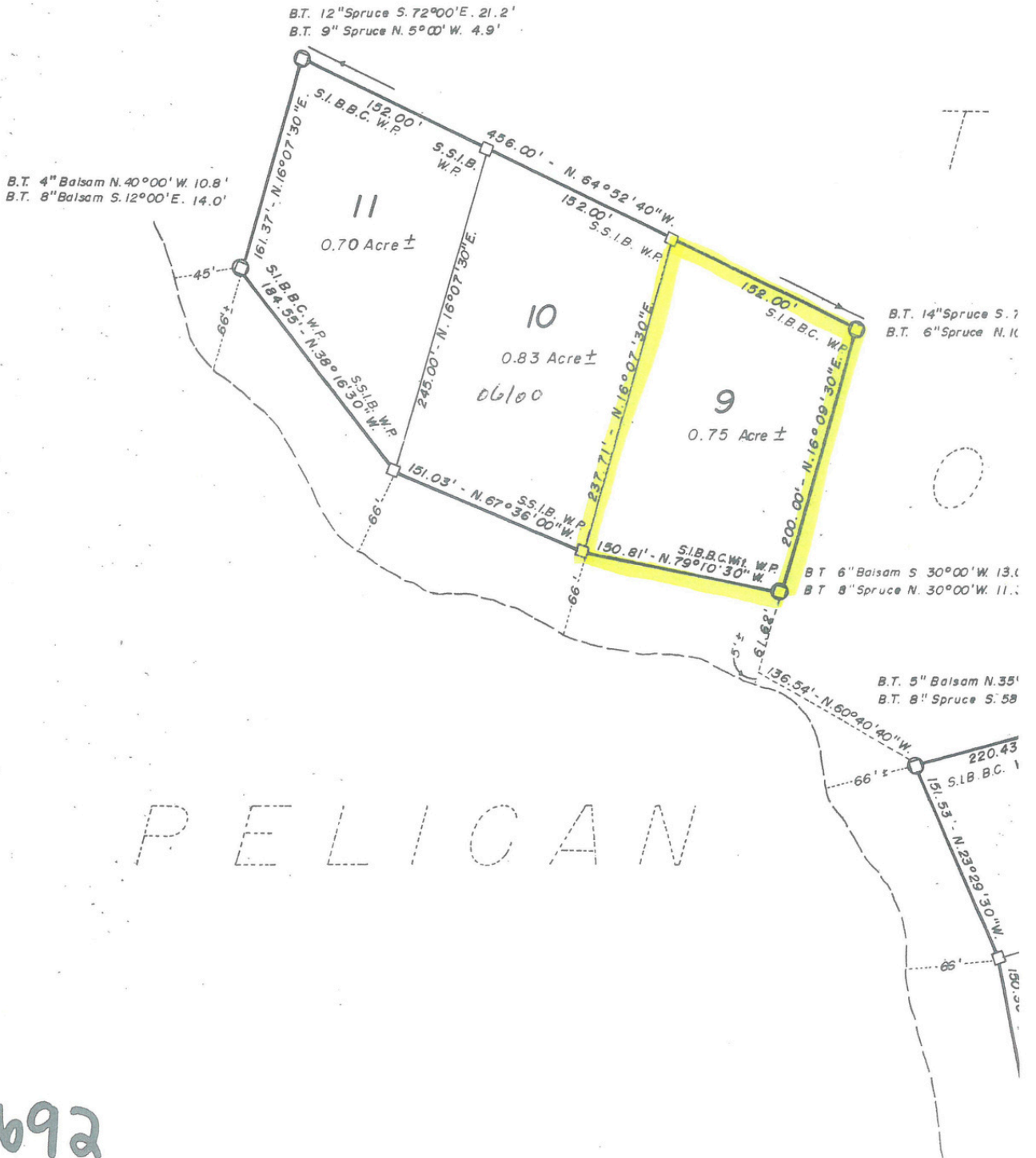
150 FT.





SCAN ME





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