



Tel: (807) 468-3326

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Internet: www.voguerealty.ca

See Also: www.realtor.ca

1736 Railway Street

Offered @ \$285,000.

1589 11-01-20 MLS #

LOT DESCRIPTION: 83.10 metres (272.73') frontage x irregular depth. Approx. 2.38 acre level landscaped lot with some rock outcroppings. Mature trees.

Survey: Real property Report dated May 14, 2010.

Zoning: Highway Commercial.

Drive: Circular Drive.

Garage: Main residence, attached double car garage.

Taxes 2010: \$4,627.29.

ASSESSMENT: For 2011- Com \$86,640.00
Res: \$65,360.00
Total: \$152,000.00

CVA: Same

Ftge Chge: None.

IMPROVEMENTS: Property consists of four structures.

Principle residence:

Approx. 1,800 sq. ft. living space,
Full basement,
Access to basement from garage as well as inside home.
Eat in kitchen
Living room
Hardwood floors.
Four bedrooms.
Dug well, no info available.
Three water test done; all were 0-0
Copy on file.
Separate Septic field, Aug 28, 1968 Attached.
100 amp breaker service
Rents for \$700.00 starting May 1-10
Tenant pays for all utilities





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MLS #

Small House in center of property:

Used as a storage shed.
Drilled well behind, no info available.
Septic field, no info available.
Building is wired,
underground cable to big shop (Scotty's),
but not hooked up.



Big Shop (Scotty's)

32' x 38' = 1,216.00 sq ft
200 amp breaker Service.
Includes hoist on east side.



CHATTELS INCLUDED: None

EXCLUDED: None

RENTALS EXCLUDED: Hot water tank in home.

HOT WATER TANK: To be verified
SERVICES:
Sewer: Septic field.
Water: See above.
Hydro: See above
Phone/Cable: Yes/yes

Nat Gas: Yes

HEAT: Gas, see above.

MORTGAGE: Treat as clear.

EXTRAS: Building location plan and
Phase 1 is completed.

COMMENTS: An income property with good potential.
TLC will be required.

SHOWINGS: Prefer 24 hr notice.

POSSESSION: Negotiable.

Note; A Phase 1 has been done and is available
Only to a qualified Buyer.



Vogue Realty Inc.



Real Estate Brokerage

P O Box 7

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Septic Field Certificate

Northwestern Health Unit
Sewage System Application

Ontario - PUBLIC Health Act, Schedule B, para. 14 - "No person shall establish a septic tank until approval in writing has been obtained from the Medical Officer of Health."

NAME: MA. N.E. ANDREWS DATE: AUGUST 20, 1968
 ADDRESS: EAST MELICK ROAD

THE ABOVE NAMED HAS APPLIED FOR PERMISSION TO ESTABLISH A SEPTIC TANK SYSTEM.

Sewage System Permit

PRELIMINARY INSPECTION

TYPE OF BUILDING, (House, Store, Comp, etc.) HOUSE Maximum Persons 7

FIXTURES: W.C. 1 Urinals 1 Basins 1 Baths 1
 Kitchen sinks 1 Laundry Tubs 1 Dishwasher 1

WATER SUPPLY, (Source) _____

SOIL: Type SANDY LOAM Drainage Good Contour Sloping

SPECIFICATIONS:

Tank (type) FIBERGLASS (QUERQUON) Size 700 gal.
 Disposal bed (Type) Sub Surface Feet 300 feet

1. Remove dirt from field and tank. Cover field area to a depth of 4".
 2. Add 2" of coarse pit and gravel then on 6" of crushed rock lay level with a concrete distribution box 7 lines with 4" long of perforated no. 20 waste pipe. Block the ends with concrete.
 3. Cover lines with 6" of crushed rock then add 14" of regular excavated material to finish up to regular grade.

SITE: APPROVED/NOT APPROVED (Approval Subject To Above specifications)

SIGNATURE: David England for M.O.H.

NOTE: System is to be re-inspected before covering and signature obtained in space below

FINAL INSPECTION

INSTALLATION: APPROVED/NOT APPROVED

DATE: Aug 26, 1968 SIGNATURE: David England for M.O.H.

Note: All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice. All measurements approximate.