

# Vogue Realty Inc.

Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



Tel: (807) 468-3326

Fax: (807) 468-3973

E Mail: [vogue@voguerealty.ca](mailto:vogue@voguerealty.ca)

Internet: [www.voguerealty.ca](http://www.voguerealty.ca)

See Also: [www.realtor.ca](http://www.realtor.ca)

## Lake of the Woods Pipestone Point Lot 8

**Offered @ \$185,000.00**

1611

12-04-23

MLS #

<b>LOT</b>	<b>DESCRIPTION:</b>	Approx 1.31 acres, low profile. South west exposure Ftge of 168 ft , West side 266 ft--East side 370 ft Sheltered Bay, Good water depth, Nice rocky shoreline, easy to build a dock
	<b>LEGAL:</b>	Lot 8, Plan M-752, Twnshp of Sioux Narrows, District of Kenora, Pcl-43317, together with right of way over Part 1, Plan 23R-4808
	<b>Survey:</b>	Lot plan.
	<b>Zoning:</b>	Unorganized
	<b>ACCESS:</b>	Accessible by Boat & Winter Ice Road. Mainland property, no road access.
	<b>Taxes 2011:</b>	\$347.21
<b>IMPROVEMENTS:</b>		None
<b>MORTGAGE:</b>		Treat as Clear.
<b>EXTRAS:</b>		Sheltered Bay, Low Profile, Rocky shoreline, good water depth.
<b>COMMENTS:</b>		A short walk to Pipestone Point Resort -Walk over for an evening coffee or cocktail. -Walk over for an evening steak or fish fry. -Extra company, book them in at the lodge. - Southwest exposure, great for setting up Solar Power. - And the list of benefits goes on.
<b>SHOWINGS:</b>		Prefer 24 hr notice.
<b>POSSESSION:</b>		Negotiable.
<b>FINANCING:</b>		Seller will consider holding a First Mortgage.

**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.**

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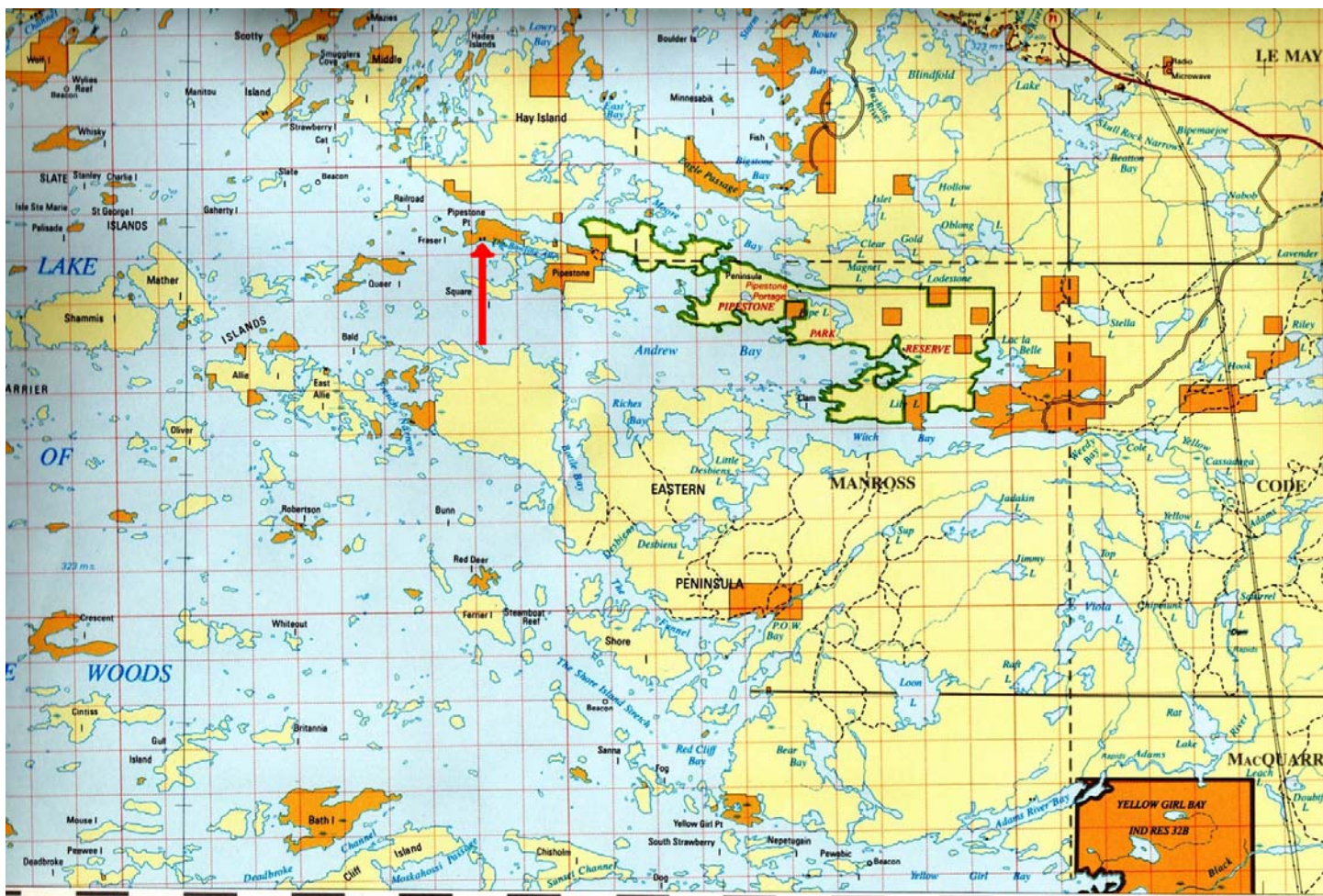
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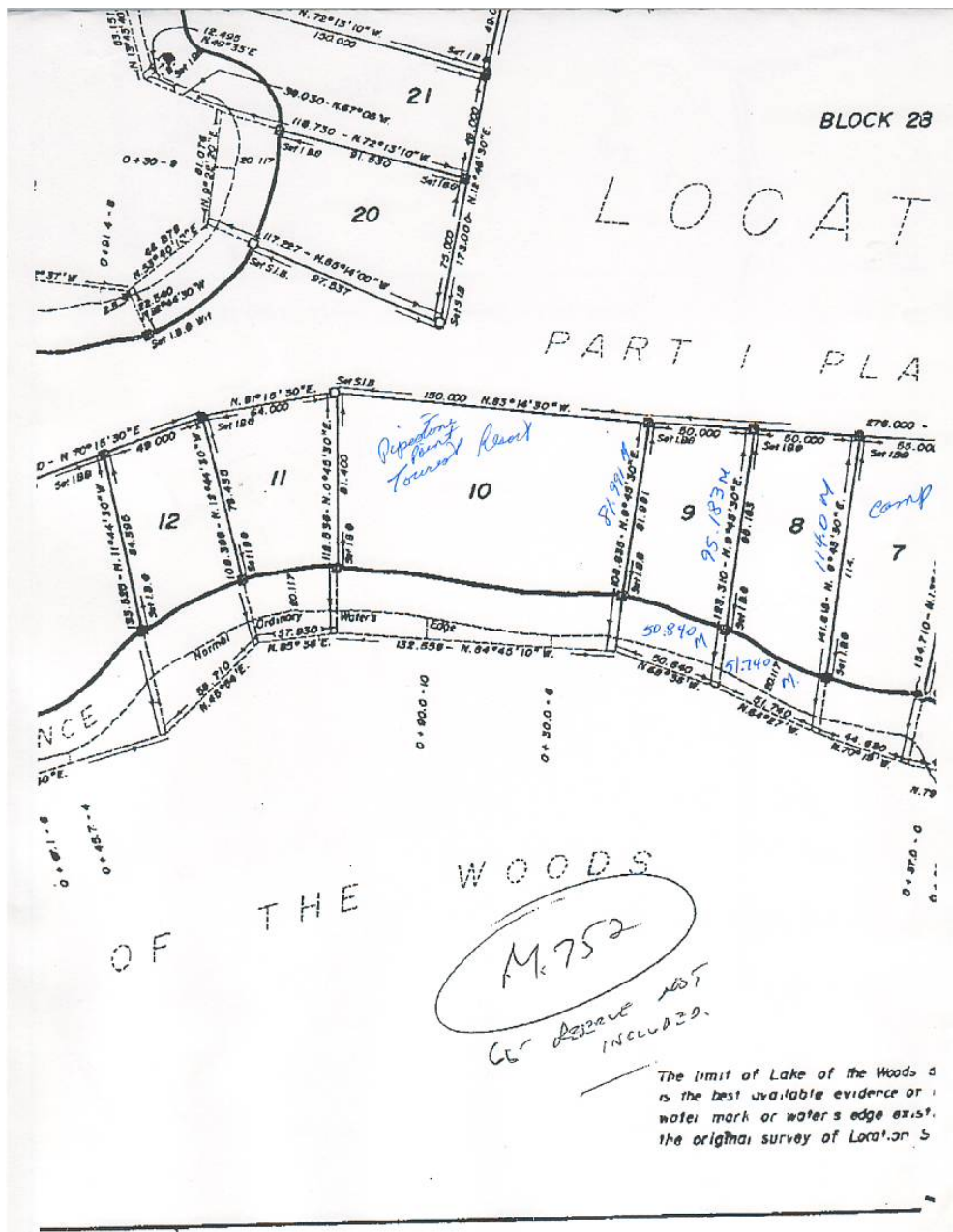
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