

\$1,750,000 - 65 Poplar Bay Rd|mckenzie Portage Road, S Of Keewatin

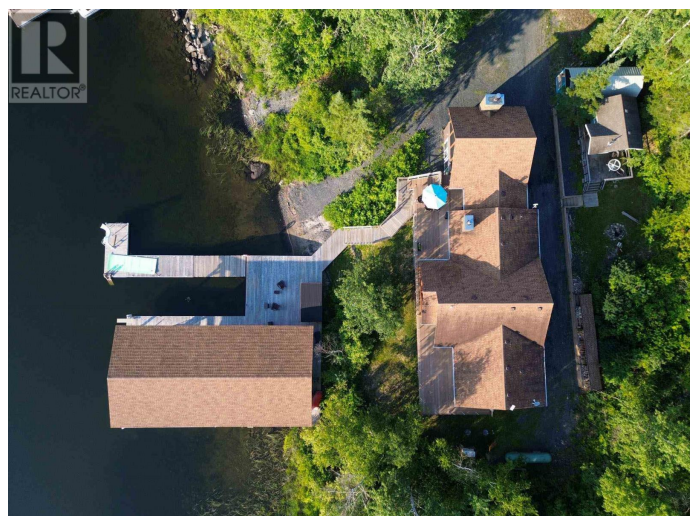
MLS® #TB250029

\$1,750,000

7 Bedroom, 5.00 Bathroom, 3,300 sqft
Single Family on 0.00 Acres

S of Keewatin, S Of Keewatin, Ontario

This stunning waterfront property on Poplar Bay, Lake of the Woods, offers 209 ft of prime water frontage and 3,300 sq ft of year-round living space. Featuring 7 bedrooms, 3 bathrooms, and a spacious living room with waterfront views and a wood-burning stove, this cottage is ideal for family gatherings. The newly renovated kitchen (2022) boasts floor-to-ceiling cabinetry, quartz countertops, and high-end appliances, including a Sub-Zero fridge and 8-burner gas range. The separate dining room leads to a front deck with glass railings, perfect for enjoying the view. The timber-frame sunroom is the heart of the home, with a wood-burning fireplace, in-floor heating, and large windows. The second-floor primary bedroom offers 2 en-suites, a walk-in closet with laundry, and deck access. Two additional bedrooms and a 2-piece ensuite complete the upper level. The lower level features its own kitchen, living room, 4 bedrooms (all with patio doors), and a 4-piece bathroom with custom tile. The 3-stall garage includes a workshop and 2-piece bathroom. Additional features include a backup generator, new windows, a wood shed, and a small beach area. Low height profile with deep water shoreline. Located on leased land (lease expires in 2067), with propane heat and annual fees of \$2,750. Propane costs for 2024 are \$4,762. This waterfront retreat is perfect for large families and entertaining. Heat:



Propane in floor heat & wood stove Propane costs: \$4762.00/2024 (heated year round) Assessment fee: \$2750 for 2024 Chattels: Built in oven, range hood, microwave, freezer, fridge, Rental Items: Propane Tank Electrical: 200 Amp (id:6289)

Built in 1988

Essential Information

Listing #	TB250029
Price	\$1,750,000
Bedrooms	7
Bathrooms	5.00
Half Baths	2
Square Footage	3,300
Acres	0.00
Year Built	1988
Type	Single Family
Style	2 Level

Community Information

Address	65 Poplar Bay Rd mckenzie Portage Road
Subdivision	S of Keewatin
City	S Of Keewatin
Province	Ontario
Postal Code	P0X1C0

Amenities

Amenities	Sauna
Utilities	Electricity, Telephone
Features	Crushed stone driveway
Parking	Garage, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Oven - Built-In, Hot Water Instant, Water purifier
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Heating	Propane, Wood In Floor Heating, Wood Stove
Fireplace	Yes
Fireplaces	Wood
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Hardboard
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 NORTHERN CHOICE REALTY LTD.



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Listing information last updated on October 25th, 2025 at 10:01am PDT