

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

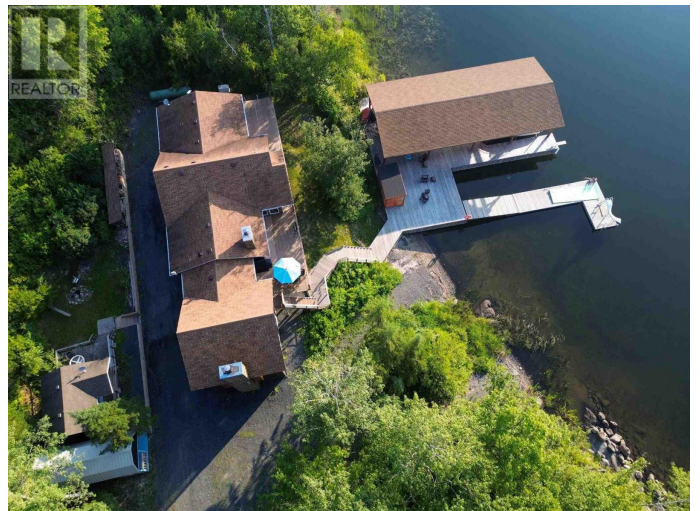
MLS® #TB250030

\$1,750,000

7 Bedroom, 5.00 Bathroom, 3,300 sqft
Recreational on 0.00 Acres

S of Keewatin, S Of Keewatin, Ontario

Low height profile with deep water shoreline. 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. 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 #	TB250030
Price	\$1,750,000
Bedrooms	7
Bathrooms	5.00
Half Baths	2
Square Footage	3,300
Acres	0.00
Year Built	1988
Type	Recreational
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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