

\$749,900 - 2-35 Poplar Bay, Kenora

MLS® #TB251747

\$749,900

5 Bedroom, 3.00 Bathroom, 1,559 sqft

Single Family on 2.00 Acres

Kenora, Kenora, Ontario

Welcome to 2-35 Poplar Bay - a charming 1,559 sq ft waterfront bungalow on Lake of the Woods that blends rustic character with modern comfort. This year-round home offers 5 bedrooms and 3 bathrooms, perfect for weekend getaways or full-time living. Set among mature trees, the property features a spacious lake-facing deck, private dock, and stunning views, all just a short drive from town.

Inside, you'll find vaulted pine ceilings, wood accents, and a cozy wood-burning fireplace. The bright, open-concept kitchen flows into the living and dining areas, ideal for entertaining. A sunny breakfast nook offers a peaceful spot for morning coffee. The finished walk-out basement adds extra living space for guests or relaxing evenings. The main floor includes a welcoming entryway, a 4-piece bath with soaker tub, and 2 spacious bedrooms, one with direct deck access. Downstairs, the primary suite features a walk-in closet and 3-piece ensuite, plus 2 more bedrooms, a 4-piece bath, large laundry room with sink, and a generous storage/utility room. Enjoy year-round road access, a detached garage, and essential services like electric and forced air heat, hydro, internet, and phone. The landscaped lot offers beauty and privacy, while thoughtful updates throughout ensure comfort and functionality. Located on leased land with the lease secured until 2067. Annual Lease Fee: \$3012.79 for 2025 Possession: Negotiable Chattels: Fridge, Stove, built in dishwasher, washer, dryer, freezer and most



furniture and fixtures. Electrical: 200 Amp
Heat: Electric Forced Air (id:6289)

Essential Information

Listing #	TB251747
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,559
Acres	2.00
Type	Single Family
Style	Bungalow

Community Information

Address	2-35 Poplar Bay
Subdivision	Kenora
City	Kenora
Province	Ontario
Postal Code	P0X1C0

Amenities

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

Interior

Appliances	Microwave Built-in, Dishwasher, Oven - Built-In, Alarm System, Satellite dish receiver, Stove, Dryer, Freezer, Refrigerator, Washer
Heating	Electric Forced air
Cooling	Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Hardboard
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 NORTHERN CHOICE REALTY LTD.



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