

# \$400,000 - Lot 2, PI M752 Pipestone Pt, Sioux Narrows

MLS® #TB252243

**\$400,000**

3 Bedroom, 1.00 Bathroom, 1,040 sqft  
Recreational on 1.12 Acres

Sioux Narrows, Sioux Narrows, Ontario

New Listing. Located on Lake of the Woods, 25-min SE of Kenora in "The Bowling Alley" on Andrew Bay. This gently used and well-maintained bungalow cottage is turn-key and ready for your enjoyment! 1,040 s/f featuring 3-bedrooms, open concept kitchen, living and dining areas and a 3-pce bath. Floor-to-ceiling windows provide a sweeping view of the bay and flood the cottage with natural daylight. The 1.12 acre medium profile property offers south exposure with 131 feet of deep water rock and boulder shoreline. Split rock outcrops dot the property. Off-grid amenities include solar power with generator back-up; propane range and on-demand hot water; wood stove; lake-drawn water system with submersible pump and filtration; grey water field and compost toilet. The property also boasts an outdoor privy, bunkie or hobby shed, fixed & floating docks and dockside storage. Make an appointment to view today! (id:6289)



## Essential Information

|                |              |
|----------------|--------------|
| Listing #      | TB252243     |
| Price          | \$400,000    |
| Bedrooms       | 3            |
| Bathrooms      | 1.00         |
| Square Footage | 1,040        |
| Acres          | 1.12         |
| Type           | Recreational |

Style                      Bungalow

## Community Information

Address                      Lot 2, Pl M752 Pipestone Pt  
Subdivision                  Sioux Narrows  
City                              Sioux Narrows  
Province                      Ontario  
Postal Code                  P0X1N0

## Amenities

Features                      Solar Equipment  
Is Waterfront                Yes  
Waterfront                      Waterfront

## Interior

Appliances                      Water purifier  
Heating                        Wood Wood Stove  
Fireplace                      Yes  
# of Stories                      1

## Exterior

Exterior                      Hardboard

## Listing Details

Listing Office                  RE/MAX FIRST CHOICE REALTY LTD.



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