

\$749,000 - 1801 Hwy 71, Nestor Falls

MLS® #TB252394

\$749,000

0 Bedroom, 0.00 Bathroom, 618 sqft
Recreational on 1.64 Acres

Nestor Falls, Nestor Falls, Ontario

New Listing. Established in 1932, Red Deer Lodge was a premier Canadian hunting & fishing resort destination for many years. Located one mile north of Nestor Falls on Sabaskong Bay, Lake of the Woods, the 1.64 acre peninsula features 830 feet of rock and boulder studded shoreline owned to the high water mark. The low profile property offers south, west and north exposure with no immediate neighbors. The terrain is level with rock outcrops and thick towering pines. In the fall of 2014, fire razed the main lodge and four outbuildings. There are 10 seasonal housekeeping cabins on the property ranging from 362 s/f to 703 s/f. Cabins are constructed of vertical log and/or horizontal log and some have partial frame additions. Each cabin has a kitchenette, one or two bedrooms, a bathroom, and some have living rooms. Cabins have propane space heaters and stoves. In 2015, a three-season utility cabin was constructed to house the 200-amp electrical service, water system pressure tank and laundry facilities. Near the water's edge is a boathouse with fish cleaning station and sundeck plus a concrete boat ramp. Amenities include underground hydro to the property with overhead lines to the cabins; 200-amp electrical service; 245' drilled well (2002); electric hot water tanks and two septic holding tanks. There is cellular service at this location and WiFi is available. This property could be purchased as a private family compound, operated as rental housekeeping cabins, or



developed and sold as individual condominium cabins. The owners have a preliminary condominium draft survey. Advance notice required for viewings please. HST applies to the purchase. (id:6289)

Essential Information

Listing #	TB252394
Price	\$749,000
Bathrooms	0.00
Square Footage	618
Acres	1.64
Type	Recreational
Style	Bungalow

Community Information

Address	1801 Hwy 71
Subdivision	Nestor Falls
City	Nestor Falls
Province	Ontario
Postal Code	P0X1K0

Amenities

Utilities	Electricity
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Propane Space Heater
# of Stories	1

Exterior

Exterior	Log
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Listing Details

Listing Office	RE/MAX FIRST CHOICE REALTY LTD.
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