



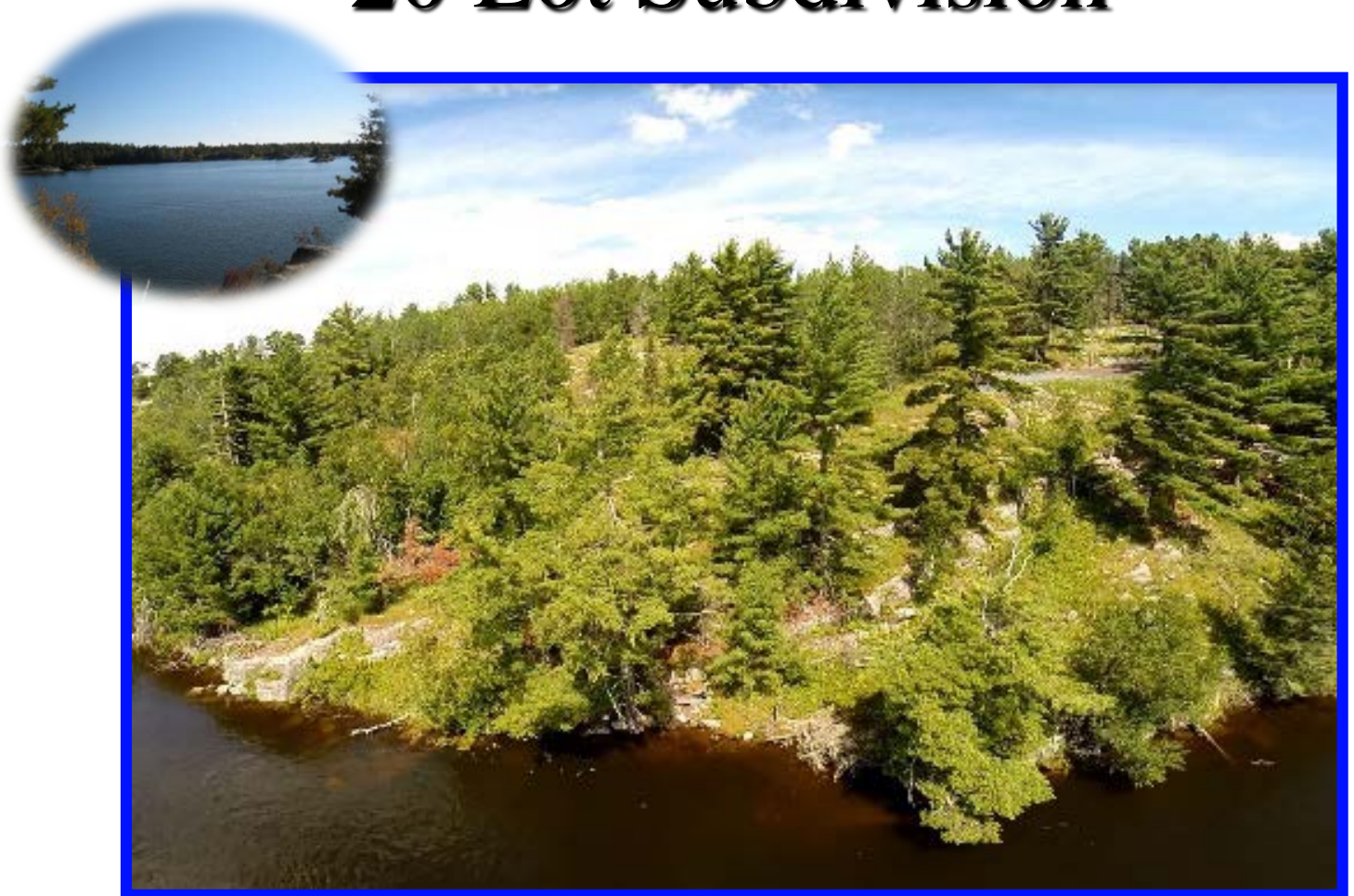
Lakefront Homes, Cottages and  
Condominiums, Private Islands,  
Subdivisions and Resorts

*Duncan Carmichael – Broker of Record*  
*Ian Carmichael – Real Estate Broker*

*“Dedicated to Lakefront Property”*

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# Winnipeg River Estates 20 Lot Subdivision



Enjoy the freedom of a waterfront lot on  
Ontario’s stunning Winnipeg River System  
Located in the Lake of the Woods Vacation Area

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**LakeoftheWoods.net**

**Properties:** The lots enjoy a bright southern exposure looking across towards Tunnel Island and very limited development on opposite shores, which includes Perch Bay Resort. The vistas are quite scenic, and the river does not freeze in front of this location which is unique. The river does freeze generally west of the Darlington Bridge, where ice fishing huts and snowmobile trails historically become evident sometime after New Years. The properties have a rugged Canadian Shield terrain and tree cover of the area, with good water depths at the rocky shores. These lands have some sloping elevation, and envision some options in the choosing of building sites using rocky outcroppings to one's advantage. There is an abundance of wilderness lands abutting these lots with ample territory to hike and explore. There is a sense of being in the country, while being just minutes away from all shopping and services. The river provides excellent fishing and boating with a great diversity of channels and bays extending from this location well north of Minaki.

**Location:** These lots are undeveloped and are located on mainland, just east of the Darlington Bay Bridge, which is approximately a three minute drive north from Keewatin.

**Directions:**

**From Winnipeg –** Take Kenora by-pass Hwy 17A. Turn right at Hwy 596. Turn Left on Peterson Dr. before the bridge. Stay left and follow signs.

**In Kenora –** Turn North off Hwy 17 W at Coop gas station on to Parsons St. Turn left on Norman Dr. and stay right. Turn right on Peterson Dr. after the bridge. Stay left and follow signs.

FEATURES - Prices subject to change -				
Lot #	Acres	Frontage in Meters	Frontage in Feet	Price +HST
1	7.82	271	889	SOLD
2	6.65	187	614	SOLD
3	2.83	53	174	SOLD
4	2.72	50	164	SOLD
5	2.93	62	203	SOLD
6	2.79	52	171	SOLD
7	2.55	48	157	SOLD
8	2.50	51	167	SOLD
9	2.31	51	167	\$79,900
10	2.12	50	164	\$89,900
11	2.09	50	164	SOLD
12	2.05	57	187	SOLD
Part 1	N/A	60	197	SOLD
Part 2	N/A	56	184	SOLD
Part 3	N/A	71	233	SOLD
Part 4	N/A	92	302	SOLD
13	3.12	239	784	SOLD
14	2.52	238	781	SOLD
15	2.47	144	472	SOLD
16	2.56	125	410	SOLD







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