

V-396

Lot 130, Edgewater Drive.

Vacant Building Lot in a prime residential subdivision!

Build your dream home, overlooking Wabigoon Lake, with all the conveniences of city living!

Close to all amenities!

Immediate access to recreational areas such as The Yacht club, The Laura Howe Marsh trail system, snow machine trail system, fishing/swimming/boat launch at Government dock.

The lot measures approx. 103' x 155' irregular in shape.
Subject to Easement known as Part 130 on Plan 23R9444.

South & westerly exposure on the "lakeside". This lot offers the opportunity for a walk-out basement design.

List Price \$60,000.00

Listing Broker, Patty DeGagne

RIVER

'GOON

CONTOUR OF ELEVATION MEMPHIS, AS ESTABLISHED PLAN 239-0917

PLAN 239-0917

BLOCK

145

125

126

127

128

129

130

131

PART 132

BLOCK 144

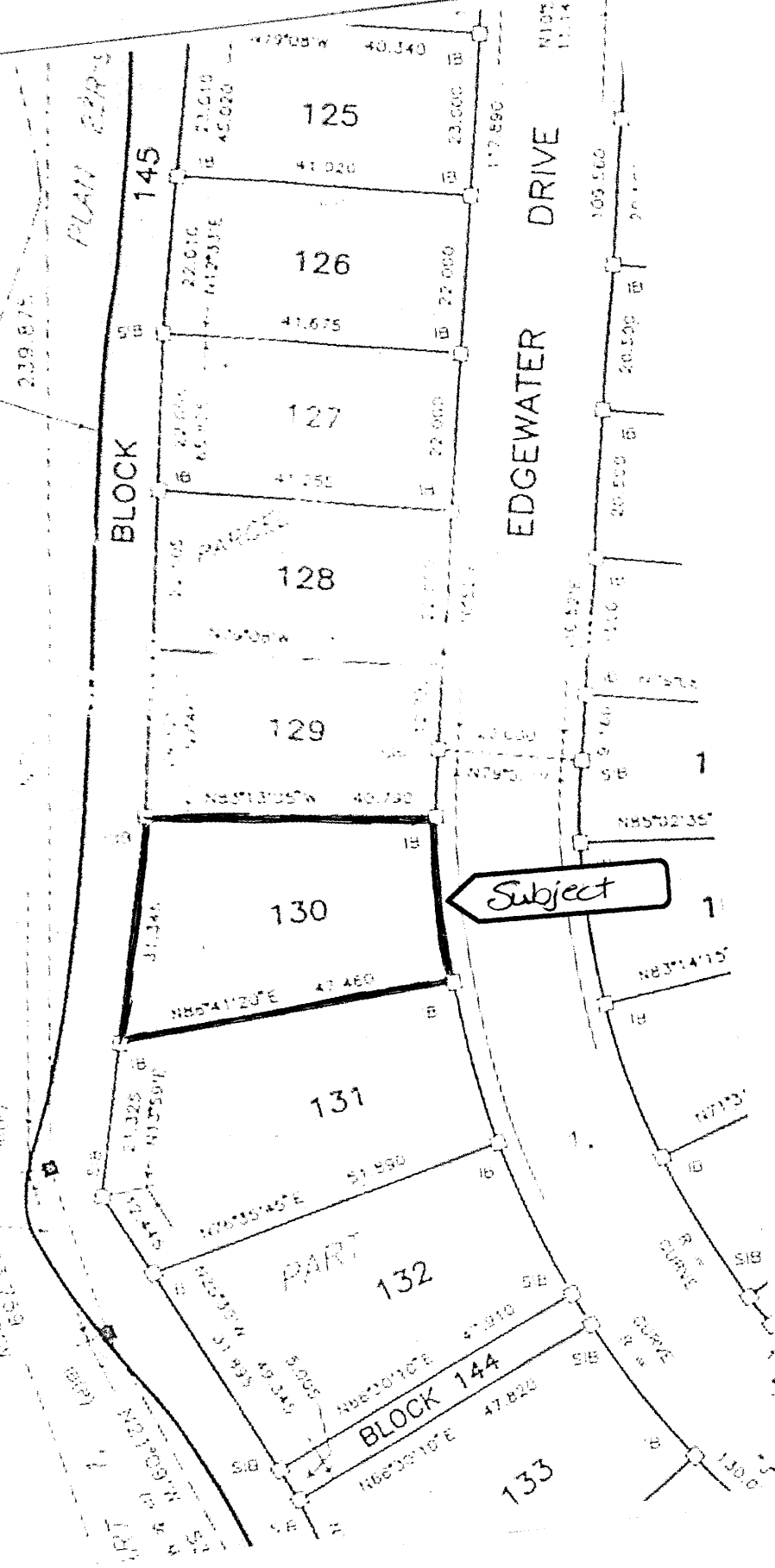
133

EDGEWATER DRIVE

Subject

REMAINDER OF PARCEL TO BE D.E.F.

REMAINDER OF PARCEL TO BE D.E.F.



N102°11'14"

40.340

41.020

23.000

45.020

22.070

41.675

22.000

41.250

22.000

41.250

22.000

40.750

31.340

47.450

51.950

31.930

47.820

47.820

47.820

47.820

47.820

47.820

47.820

47.820

47.820

117.590

23.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

22.000

109.560

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

20.500

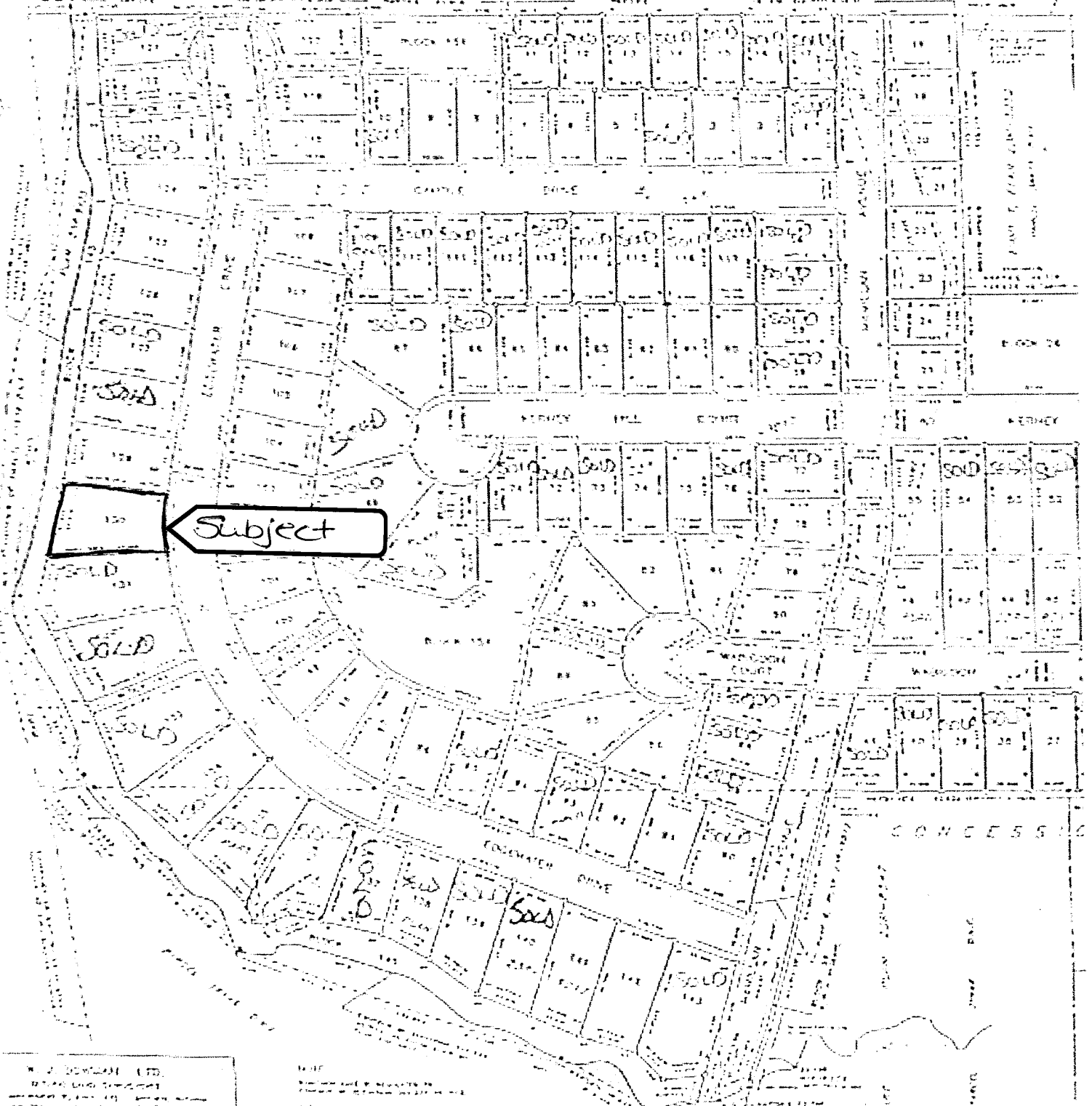
20.500

20.500

20.500

20.500

20.500



Subject

W. J. DOWDALL LTD.
 1000 BROADWAY
 TORONTO, ONT. M5G 1P4

1:1000
 PREPARED BY ARCHITECTS
 1000 BROADWAY TORONTO, ONT. M5G 1P4