

LARGE LOT DEVELOPMENT

Minaki, Ontario

Welcome to *Minaki on The River*.

We are very proud to be permanent residents of Minaki. For good reason, Minaki has been called the Jewel of the North.

Our mission is to have the most sustainable development possible and bring back the charm of this great location.

Our plan include the following:

- Decommission the sewage plant,
- Convert the multi hotel site to 18 modern condominiums, approximately 2000 sq ft each, to blend in with the natural beauty of our development.
- Heritage buildings will be renovated and cottage rentals will be available.
- Approximately 10 waterfront and 30 back cottage lots and water view lots will be available for sale. All back lots will come with a boat slip, so this will be a true waterfront community.
- A new restaurant plan is in the works.
- The former Power House will be converted to a General Recreation facility.

Let's bring some new families to Minaki to show them what cottage life has to offer at this wonderful historical site.

If you have ideas and suggestions for improvements, please share them with us. (douggrat@mymts.net).

www.Minaki.com

LOCATION MAP

Located just over 2 1/2 hours from Winnipeg and 30 minutes from Kenora on paved Highway 596. Located on the Precambrian Shield, this area offers the natural beauty of lakes, forests and rocks.



History



Former Lodge

in 1909, the national transcontinental Railway built a rail line, station and bridge at Minaki, then known as Winnipeg River Crossing. After the railway was constructed, a small hotel was built by the Grand Trunk Pacific Railway in Minaki in 1914. Canadian national Railway purchased this hotel in 1919 and began renovations renaming the property 'Minaki Lodge'. Minaki was reported to mean "Beautiful Land" or "Beautiful Place". After a fire in 1925, Minaki Lodge was rebuilt and opened in 1927. this Lodge went through several incarnations as ownership of the property changed hands throughout the mid-twentieth and into the early twenty-first century. The main lodge structure was destroyed by fire in 2003 and the property has remained vacant since.

the lodge site has been cleaned up and re-claimed. the existing grounds and hotels have been maintained and cleaned up in preparation for the re-development.

the hotel complex will be remodeled.

geography

Minaki is at the boundary where the white pine and yellow birch of the northwestern tip of the Great Lakes-St. Lawrence forest meet the jack pine, black spruce and trembling aspen of the boreal forest. Some areas north of the town have been or are being logged to supply the Weyerhaeuser oriented strand-board mill, both in Kenora.

Located about 45 minutes north of Kenora at the north end of paved Highway 596, the hamlet of Minaki is gateway to lakes and rivers of the Ontario portion of the Winnipeg River system, including Gun, Sand, Pistol and Roughrock lakes. Fly-in service is available to the English River and lakes farther north. Area lakes offer bass, muskie, northern pike and walleye. there are also many black bear, moose and deer in the rugged woods surrounding the town.

Many islands scatter the lakes. the main vacation season is May to September, with the August long weekend the peak of the summer season. Anglers also visit in the spring and hunters in the fall. Visitors to Minaki are few in the November–April period, though snow-machine traffic from Kenora to points farther north passes a few kilometres away from the community. Year-round population of the immediate Minaki area is estimated by residents at about 130. At the height of summer, the seasonal population of surrounding lakes served through Minaki is about 1,000.

the largest lake adjacent to Minaki is Sand Lake, which is north of the townsite. the part north of Harbour island and Moore's Point is known as Big Sand Lake; the basin generally west of Harbour island and Moore's Point is known as Little Sand Lake.



COMMON GROUNDS

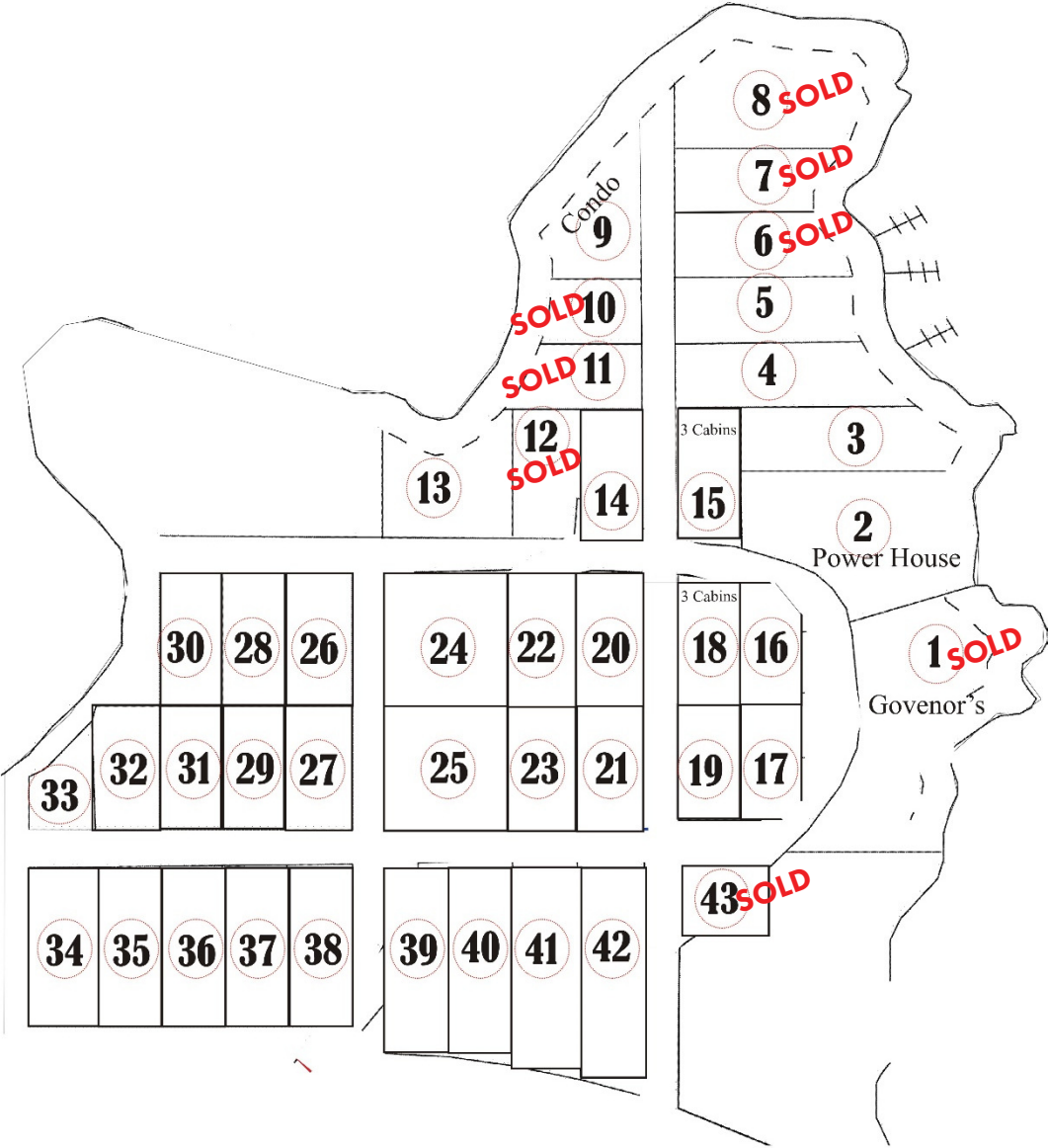


DOCKING

There are 3 existing docks and accompanying slips, that make up 64 boat slips. These will be situated in front of Lot 2. Each property will be assigned a boat slip.



Lot Map



- Map subject to minor changes

Lots for Sale

Lot 1 – **SOLD!**

Lot 2 – Common Area with docking availability for back lots.

Lot 3 – Spectacular Waterfront. Comes with a large historical gazebo. \$250,000.

Lot 4 – Spectacular Waterfront. \$ 250,000.

Lot 5 – Spectacular Waterfront – comes with a 3200 sq.ft. building that can easily be converted to a large cabin or two 1600 sq.ft. cabins. Also included is a newer 1100 sq.ft. A-frame cottage. Great rental potential. \$595,000.

Lot 6 – **SOLD!**

Lot 7 – **SOLD!**

Lot 8 – **SOLD!**

Lot 9 – Future Condominiums which will endear beautiful site lines. These buildings will undergo an extensive Modification and Beautification. The sizes available will range from 1000 to 2000 sq.ft. There will be a 2500 sq.ft. rec center, outdoor kitchen BBQ area, hot tub, etc.

Lot 10 – Waterfront. – **SOLD!**

Lot 11 – **SOLD!**

Lot 12 – **SOLD!**

Lot 13 – A Premier Waterfront location. – **SOLD!**

Lot 14 – Excellent Building Lot. – **SOLD!**

Lot 15 – Large lot includes three 1400 sq ft cabins. Ideal setup for large family or friends that want one cabin each, or perfect for rentals that bring in a great revenue. Each cabin has 3 bedrooms and 3 full baths. **Coming soon, these cabins will be available to buy individually, complete with sewer and water hook up, set up as tenants in common, for as little as \$229,000.**

Lot 16, 17 – Excellent Building Lots, includes Boat Slip. \$ 185,000 each.

Lot 18 – Large lot includes three 1400 sq ft cabins. Ideal setup for large family or friends that want one cabin each, or perfect for rentals that bring in a great revenue. Each cabin has 3 bedrooms and 3 full baths. **Coming soon, these cabins will be available to buy individually, complete with sewer and water hook up, set up as tenants in common, for as little as \$229,000.**

Lot 19 – Excellent Building Lots, includes Boat Slip. \$ 150,000.

Lot 20 – 23 – Excellent Building Lots, includes Boat Slip. \$ 125,000 each.

Lot 24 – 29 – Excellent Building Lots, includes Boat Slip. \$ 100,000 each

Lot 30 – Waterfront Access. \$ 120,000.

Lot 31 – Waterfront Access. \$ 100,000

Lot 32 – Waterfront Access. \$ 125,000

Lot 33 – Waterfront Access. \$ 155,000.

Lot 34 thru 42 – Excellent Building Lots, includes Boat Slip. \$ 100,000 each

Lot 43 – **SOLD!**



frequently asked questions

What about sewer and water?

Each homeowner is responsible for their own sewer and water. All sewage and septic fields need to be approved by the North West Health unit. For further information please contact nW Health unit or Doug Johnson at 204-430-8630 for information. Sewage holding tanks may also be an option.

What about Water?

Water can be drawn from the lake if these properties are waterfront accessible. Alternatively, another option is a drilled well or water holding tanks.

What about Hydro?

these lots will all be serviced with overhead hydro the responsibility of each owner will be to get the hydro from the proposed overhead line to their cottage.

What about Building?

Minaki is an "Unorganized Territory" which permits building without required building permits.

For more information:

Doug Gratton 204.771.9554 douggrat@mymts.net

“Gateway to the wilderness at an affordable price”

