

Agnew Lake Lodge

847 Agnew Lake Rd, Webbwood

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Overview

Long established Turn Key Lodge. With consistent maintenance and improvements over the years this is a beautifully appointed Lodge on the 22 mile long Agnew Lake. 15 cabins (10 fully winterized), 4 campsites and 12 seasonal sites, Main Lodge building currently licensed in and out, dining area, store and owners accommodations.

Beach, docking, laundry facilities and a fabulous chattels list of boats and equipment. Tapping many income streams with family vacations, fishing, hunting, canoeing and located on the D Snowmobile Trail; it's an all-round year round paradise. The guests of the lodge are almost 80% return guests which is an excellent start for your new venture!

Lake Information

- Agnew Lake is actually a widening of the Spanish River which flows into the lake on the northwest end and exits on the east end via the Big Eddy Dam
- 22 miles long
- 210 km of shoreline
- maximum depths of 135', the average depth is 40'
- Agnew Lake is one of the best fishing lakes in the area, famous for Pickerel (Walleye), Pike, Perch and Smallmouth Bass

Buildings

Please note all measurements are approx. and must be verified by purchaser.
All cottages have full kitchenette with fridge, stove, microwave

Main Lodge - 1,800 sqft

Office, reception area, dining room, and a store with necessities, clothing, icecream, tackle, ice etc. LCBO licenced dining area. Laundry and shower facilities are located on the lower level.

Cabin 1 - 600 sqft

2 Bedroom water view with woodstove.

Cabin 2 - 420 sqft

2 Bedroom waterview.

Cabin 3 - 338 sqft

1 Bedroom waterview close to docking area.

Cabin 4 - 240 sqft

1 Bedroom lakefront near boat slips.

Cabin 5 - 520 sqft

2 Bedroom lakefront close to boat slips with woodstove.

Cabin 6 - 344 sqft

1 Bedroom waterfront, at boat slip.

Cabin 7 - 560 sqft

2 Bedroom waterfront, at boat slip.

Cabin 8 - 700 sqft

3 bedroom with best waterview and woodstove.

Cabin 9 - 858 sqft

3 Bedroom waterfront/beachfront, at docks.

Cabin 10 - 650 sqft

3 Bedroom waterfront with woodstove.

Cabin 11 - 728 sqft

3 Bedroom waterview and wheelchair accessible.

Cabin 12 - 1244 sqft

5 Bedroom, 2 floor cabin set back from main area.

Cabin 14 - 300 sqft

1 bedroom waterfront with boat slip.

Cabin 15 - 650 sqft

2 bedroom with woodstove.

"A" Frame Cabin - 580 sqft

2 bedroom, 2 storey waterview with own boat docking and close to beach area.

Workshop/Garage - 1280 sqft**Chattel List****Main lodge**

Upstairs:

1 couch

1 fauteuil

1 rocking chair

side table

5 big + 1 small (restaurant kind) dining tables

table cloths

20 dining chairs

3 small bookcases with reading books

all window coverings

1 woodstove

various mounted fish

collection of antique fishing poles

fussball table

board games

piano

tuner/cd player + speakers

counter and cashregister

full-size fridge + barfridge

chest freezer for selling ice

clothing rack /shelves

2 lure displays

Kitchen:

Ultraline stove 6 burners + griddle

Ultraline vent hood
dishwasher
coffeemaker
4 slice toaster
microwave
meat slicer
blender
1 fridge
2 upright freezers
worktable
storage shelves
all dishes/ glasses/ cups etc.
silverware
pots and pans
weber outside BBQ
Downstairs:
gas fireplace
2 coin operated washers
1 coin operated gas /dryer
Bosch front loader washer + dryer
floor scrubber + pads
various vacuums
mops and buckets + cleaning supplies
spare: plates/ cups/ pots/ toasters coffee makers/ silverware

Cabins

Each cabin is fully equipped for the number of people it sleeps:

stove
fridge
microwave
coffee makers
toaster
pots and pans
dishes/ cutlery/ cups and glasses
dining set (tables +chairs)
couch/ chair
window coverings
clock radio
each bedroom is equipped with:
single bed bottoms + mattresses
(72 mattresses in total)
Linens
for each bed:
mattress covers
2 sets of bed linen + new spares
bedspreads

pillows + covers
shower curtains
bath mats
dish and tea towels
Woodstoves in Cabin #
1, 5, 8, A-frame, 9, 10, 11, 12, 15
Boat and Motors
3 canoes 2 Novacraft Royalex
1 Gruman Allu.
Paddle boat
Fishing boats - 5 x 16' Naden
- 2 x 14' Naden
- 2 x 14' Mirocraft
MR318371175 04
MR293430875 04
- 1 X 14 Crestliner
MOT238249
- 1 X flat bottom boat OMC 1448 # 259379
-1 Sea Nymph 15'
AC7366M78E
-1 x 15 'Flat bottom boat + 12 foot aluminum boat at Pike Lake landing
-16 " aluminum boat at Loon Lake

Motors:

BRAND NEW 2017!!
9 x 15HP Yamaha 4-stroke :
#1 6AGR S 1017756 F
#2 6AGR S 1020738 D
#3 6AGR S 1017186 F
#4 6AGR S 1017194 F
#5 6AGR S 1012307 G
#7 6AGR S 1005223 J
#8 6AGR S 1016848 G
#9 6AGR S 1017184 F
#10 6AGR S 1002719 Q
6 6AGR S 1019132 F for parts
or repair
-1 x 4.5 HP Johnson Sea horse 2-stroke # E5202306
-1 x 9.9 HP Johnson 2-stroke
-Sears 5 hp 2 stroke (old)
-Johnson 6 hp 2-stroke
-2015 Legend Splash EXT pontoon boat with 25 hp Merc. outboard
Safety kits for all boats
Jerry cans
Oils and lubricants
35 life jackets

20 boat cushions
6 boat seats
Minnow tank + pump and aerator
Bait fridge
Various fishing poles, nets, bait buckets, anchors etc.
Electric Bilge pump
Electric 12 V Winch
Riding Equipment
-4 Wheeler Yamaha Kodiak 400
VIN 5Y4AJ07W3A300247
-4 Wheeler Polaris Sportsman 800
4XAMH76A96A926166
-Small ATV utility trailer
-Big Utility trailer
-Snow Machine Skidoo Grand Touring
Store
Inventory of Gift Items
T-shirts
Ball caps
Fishing gear/ lures etc.
Maps
Ice
Bags of campfire wood
Alcohol on Licence