

# Lot 1 FR 35 Peninsula Road

## LISTING HIGHLIGHTS

**FILE NO. 4584**  
**Road Access**  
**Lake of the Woods**

### Selling Features:

- 1.5 acres
- Unorganized territory
- Titled land
- Waterfrontage owned to the high-water mark
- Neighbor to the west is crown land
- Superb privacy
- North facing

**Services:** 200 AMP hydro, landline telephone

**Access:** Hwy 17 W, McKenzie Portage Road, FR 35 Peninsula Road

**Taxes:** \$3,662.44 in 2022



**Comments:** Welcome to Lot 1 Peninsula Road in Rheault Bay, Lake of the Woods. This highly sought-after location is west of Kenora in unorganized territory and only 2 hours from Winnipeg with all amenities nearby via road or water. Titled land, low taxes, unrestricted road access, few building restrictions with great fishing, boating and snowmobiling at your doorstep.

Situated on a 1.5 acre level lot, you'll find this well-maintained 1,600 sq. ft. bungalow (including sun room) offering 3 beds and 2 baths, with main floor laundry, a wonderful pine 3 season sun room, attached garage (24' x 26'), attached decks and a drilled stationary dock (12' x 50') with attached floaters. The property's 185 feet of frontage is owned to highwater and you have crown land as your neighbor to the west, offering superb privacy!

**\$1,085,000**





- Improvements:**
- Year-round unrestricted road access
  - Air conditioning
  - Pine 3 season sunroom
  - Attached garage (24' x 26')
  - Large deck for entertaining
  - Drilled stationary dock with attached floaters (12' x 50')
  - Built in 2003
  - Heated water line
  - Lake drawn water
  - Septic system
  - Asphalt shingles (2018)
  - Stucco siding
  - Propane forced-air furnace

**Additional Specs:**

|   |  |
|---|--|
|  <b>3 BEDROOMS</b>    |  <b>2 BATHS</b> |
|  <b>1,485 SQ. FT.</b> |  <b>185 FT.</b> |







SCAN ME





