



## LISTING HIGHLIGHTS

# Lot 7 Hay Island

FILE NO. 1949

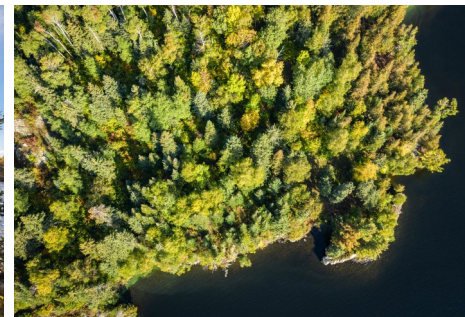
## Lake of the Woods Vacant Lot

### Lot:

- 13.4 acres of land
- 534.45 ft. of frontage
- East exposure
- Deep water frontage
- Great docking site
- Well treed
- Short distance to:
  - Smith Camps—4km
  - Bare Point—6km
  - Northern Harbour—7km

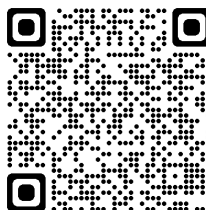
Access: Water access on the east side  
of Hay Island

Taxes: \$1,100.00 in 2021



**Comments:** Lot 7 is a beautiful lot encompassing the best that Lake of the Woods has to offer from towering pines to exposed granite rock faces. The logical building site is on a large outcropping of land that offers 270° views of the lake to the north, east and south. On both the north and south sides of this promontory are natural docking sites – very sheltered and offering easy access to the park-like building site.

Complementing the very attractive and functional waterfront is a system of trails and small roads stretching well over a kilometer that follows the entire perimeter of this 13.4 acre lot and also meanders through the interior. The very large lots in this subdivision (and the binding restrictions against any reduction in the lot sizes), assure privacy in perpetuity. The building scheme on title ensures quality development and with the combination of large lots/frontages and carefully employed building covenants, the long-term value and attractiveness of these lots is protected and enhanced.



**\$295,000 + HST**





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