

LISTING HIGHLIGHTS

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42140-0326

Lot 25 McCallum Point Road Lake of the Woods Clearwater Bay

Lot

- 1.3 Acres with 300 feet of beautiful rock shoreline
- East facing lot with south-east exposure
- Mature pine trees
- Rock landscaping with perennial gardens
- Stunning east view of Clearwater Bay!

Improvements

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| <ul style="list-style-type: none"> ○ 2,600 Sq. ft. year-round lake home ○ 4 Bedrooms, 3 bathrooms ○ Second floor master bedroom with ensuite and balcony ○ Large country kitchen with solid pine cabinets and granite countertops ○ Custom features throughout crafted with exotic woods ○ Living room with double sided fireplace and wood ceilings ○ Large dining area in front of 3 large bay windows looking down the lake | <ul style="list-style-type: none"> ○ Finished walkout basement with attached sunroom ○ 36x36 Triple garage with radiant in-floor heat (plus 720 sq. ft. of space above garage) ○ Large dock area with 3 covered slips and 1 boat lift ○ Cedar outdoor kitchen area at the dock ○ Walk or drive a vehicle to the dock – great for elderly people ○ Attached storage shed ○ Garden shed with roll up door ○ 10 KW Standby generator located in garage ○ Roof was replaced in 2011 with 35 year shingles |
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Services: Geothermal heating and cooling, HRV, Hydro (400 amp service), water filtration and purification system, electric boiler for garage (plus woodstove), telephone, high speed internet

Access: McCallum Point Road – Fire Road #29

Taxes: \$3,261.60 in 2016

File 4285

\$1,695,000

