

LISTING HIGHLIGHTS

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**PIN 42150-1620
Lot 6 Plan M564
Zig Zag Island, Lake of the Woods**

Lot

- 157 feet of frontage
- 263 feet deep
- Low profile, approx. 0.96 acres
- North Facing
- Deep water frontage
- Shore Reserve is Crown-owned

Improvements

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ 1,700 sq ft cottage built in the early 1970's ○ Renovated in late 1970's and 1990's ○ 5 bedrooms ○ 3 baths (1 full, 2 half) ○ Crib dock re-built in 2014 ○ Multi-level attached front decks ○ Open concept great room | <ul style="list-style-type: none"> ○ 25' x 20' master bedroom addition ○ Re-levelled foundation with new posts and new concrete pony wall ○ Mostly single pane windows ○ Storage Shed ○ Recently replaced soffit |
|---|---|

Services: Hydro, Septic Tank & Field (certified approx. 1988), lake drawn water, electric hot water (seasonal), good cell phone service

Access: Sale includes 1 parking spot and 1 dock space at privately owned mainland marina (1 share in 58513 Manitoba Inc.)

Taxes: \$1,427.73 in 2017

Comments: Cottage encroaches approx. 13' onto crown owned shore reserve- owners have a letter of comfort from the MNR, non-issue.

File 4328

\$495,000

