

## LISTING HIGHLIGHTS

# 17 Paradise Cove

FILE NO. 4521  
Minaki, ON  
Winnipeg River

### Selling Features:

- 0.43 acre in peninsula
- 246 feet of frontage
- Low profile east facing lot
- In the heart of Minaki
- 4-season living

**Services:** Cable, high speed internet, hydro, telephone

**Taxes:** \$1,800.00 in 2022

**Access:** Hwy 596 from the bypass to Minaki to Russell St. at the far end of town to Paradise Cove #17.



**Comments:** Spectacular, 4-season living in the heart of Minaki! This water-front, road accessible cottage was built in 2017 and offers +/- 1,800 sq. ft. of living space. The cottage is sitting on a with a low profile, east facing, .43-acre peninsula with 246 feet of water frontage. Custom built in 2017 on a concrete slab, this 1,800 sq ft. cottage offers 3 bedrooms with and two bathrooms. Also included is an open concept great room/kitchen space with vaulted pine ceilings, a wood burning woodstove and a beautiful, cultured stone wall. While sitting in the kitchen or living room, the water will not go unnoticed with views from every angle. This spacious, luxurious cottage is loaded with custom pine wood and stone features through-out including 1/2 log siding that helps give this property a true warm country feel.

The dreamy kitchen offers plenty of counter and cabinet space, custom wood cabinetry, stainless steel appliances and granite throughout. The primary bedroom features a newly renovated three-piece ensuite with heated floors, glass shower and marble floors. Enjoy the views right from your bedroom! Electric heat and plumbing allow you to enjoy this cottage all year round.

The oversized deck that is conveniently attached to the main dock offers plenty of room for entertaining guests, and the convenience of being minutes from the Minaki makes it easy to pick up any of those last-minute supplies you may need. Lastly, the huge double 2 deep attached garage is truly the most amazing benefit to store all your toys, with the ability to just click the garage door opener and keep your vehicle out of the elements in any season.

To really appreciate the details of this cottage, it must be viewed to be believed! Inquire today to see for yourself.

**\$599,000**



**Improvements:**

- Custom built in 2017
- Lake drawn water
- Large garage
- Septic tank and field
- Poured concrete foundation
- Wooden exterior finish and custom pine interior
- Large dock for mooring
- Lots of storage
- Heat trace cables
- All major appliances included
- Main floor laundry
- Large deck for entertaining
- Electric heating and woodstove
- Open concept great room/kitchen space with large windows and vaulted ceilings

**Additional Specs:**



**3 BEDROOMS**



**2 BATHS**



**1,800 SQ. FT.**



**246 FT.**





SCAN ME



