



LISTING HIGHLIGHTS

Lot 5 Welcome Channel

FILE NO. 4525

Lake of the Woods

Hansen Bay

Selling Features:

- 1.39 acre lot
- Low profile
- Southern views
- 117 feet of owned frontage

Propane costs: \$1,674.52/year

Hydro costs: \$1,815.52/year

Services: Internet, hydro, telephone

Taxes: \$1,952.83 in 2022

Access: Welcome Channel on Hansen Bay. For Sale sign posted on the boat port. Please note this is a water accessible property with winter ice road access for year round use. At one time, there was a road via McKenzie Portage Road through the Washagamis Bay reserve. There is a possibility of the road coming back into use at which time there will be a south end roads board fee, as well as a fee that the band may charge to allow access to the property which is undetermined.



Comments: What a view! Take in the very best of the Lake of the Woods in this year round home/cottage located on Hansen Bay in Welcome Channel. This low-profile flat lot is offering 1.39 acres of titled land in unorganized territory, 117 feet of deep-water frontage and a stunning south view with no obstructions. The cottage was originally built in 1980 with an addition in 1995. It features 2,075 square feet of bungalow style living space with four bedrooms and two bathrooms. There is a main floor laundry room and engineered hardwood flooring. Enjoy the 18' x 22' attached sunroom located off the main living space - perfect for entertaining and taking in those long summer days. The large sitting deck on the front of the cottage has a nice gathering area with plenty of room for a grilling station. At the water's edge, you will find a double stall boat port that has been drilled into bedrock, a large sitting area, a private boat launch, a lakeside sauna and additionally, a fish cleaning room for all the anglers out there! The oversized modern kitchen space with large island is perfect for those lake time gatherings with family and friends. It includes beautiful all new stainless steel appliances and dual mini fridges at the refreshment counter. The cottage is built on a concrete foundation. The new propane high efficiency furnace with central air can all be controlled by a NEST wireless thermostat remotely via your smart phone. There is also a Osburn wood insert woodstove in the living room of the cottage for those winter time adventures at the lake. Brand new water pump, heat trace cables and all new waterlines were recently completed for the cottage's water system that runs through a triple filtration system with UV light, water softener and sand filter. There is a septic field on the property as well as a 30 x 24 detached garage. This cottage truly has everything you need (and then some!) to get you started to start enjoying life at the lake today!

\$949,000



Improvements:

- Year round home/cottage built in 1980
- Concrete foundation
- Engineered hardwood flooring
- 200 AMP hydro
- Septic field
- Osburn woodstove
- NEST Thermostat
- Lake drawn water system with triple filtration with UV light
- Propane hot water on demand and forced air furnace
- Central A/C and vacuum
- Double stall boat port with lakeside sauna
- Large garage (30' x 24')
- 3 season sunroom with weather all windows (18' x 32')
- Front deck with glass railings (44' x 23')

Additional Specs:



4 BEDROOMS



2 BATHS



2,075 SQ. FT.



117 FT.





SCAN ME



