



FILE NO. 4554

Lake of the Woods

Selling Features:

- 3 acre lot owned to high water mark with crown shore reserve owned
- 170 feet of frontage
- Medium profile
- Private driveway
- Southeast exposure
- Rock shoreline
- Deep water frontage

Services: Hydro, telephone, high speed internet available, septic tank and field, alke drawn water

Taxes: \$2,288.13 in 2022

PIN: 42125-0157; 42125-0761



Comments: Reclaim lake life on Lake of the Woods at this location opportunity! A fully serviced lot with medium profile and excellent privacy is here for the next family to make their lake living dreams come true. This two bedroom cottage can be renovated and made your own or build new here with endless possibilities.

The medium profile and the driveway approach would be conducive to a beautiful lower level walk out floor plan with fantastic views of the lake from the main floor. The southeastern exposure is a head turner but will be most appreciated sipping a coffee on the dock in the morning, and letting the sun cascade over you as you make your plans for the day.

As mentioned before, this lot is serviced with hydro, telephone, and a septic system. The private driveway makes this property feel like a pathway to stress-free living on the lake. At the waters edge, there is a dock house/gazebo and a crib dock with attached floater. The water depth and quality is excellent with its rugged rock shoreline being highlighted.

Whether it's fishing and water activity, or just the simple pleasures of being in the wilderness, this one can take you down all those roads that you have imagined. Make your dream come true.

\$599,000



Improvements:

- 1,080 sq. ft. seasonal cottage with 2 bedrooms and 1 bathroom
- Dock house/gazebo at shoreline
- Crib dock with floater
- Storage shed at rear of property
- Tool room under cottage
- Attached deck (please note: use caution on deck and stairs)

Access: Storm Bay Road—Branch Road 5—Turn left at Whitta Dr. (5A) - Follow to #82

Additional Specs:



2 BEDROOMS



1 BATHS



1,080 SQ. FT.



170 FT.





SCAN ME



