

FR 5A Lot 5 Woodchuck Bay

LISTING HIGHLIGHTS

FILE NO. 4558

Road Access

Lake of the Woods

Selling Features:

- Southwest exposure
- Medium profile
- 0.70 acres
- 141.65 feet of frontage
- Attached 3 season sunroom
- 4 bedrooms, 3.5 bathrooms
- Year-round cottage or home

Services: 200 Amp hydro, certified septic field, water filtration with UV, forced air propane, internet

Taxes: \$1,237.21 in 2022

PIN: 42140-0158

Access: Redpine Ridge Road to FR #5. Turn onto 5A.

Hydro \$2,000.00/ year

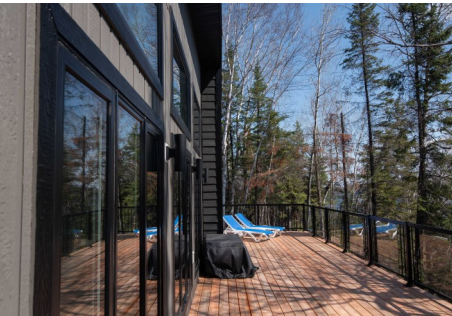
Propane \$3,500.00/year

Rental tank \$125.00/year



Comments: Welcome to Lot 5 Woodchuck Bay on beautiful Lake of the Woods! Located a short 2-hour drive from Winnipeg, and only minutes off the highway, is where you will find this year-round cottage that is only 2 years old. The cottage is sitting on a 0.70-acre titled lot with 141 feet of waterfront taking in the finest southwestern exposure. The cottage features just under 2,900 square feet of total living space with an attached three season sunroom (18' x 12'), not included in square footage, that leads to the spacious outdoor deck (61' x 12') overlooking the water's edge. The cottage design is an open concept main floor living area, kitchen, and dining room. The kitchen has a large island with plenty of storage and beautiful quartz counter tops, full appliances, and a large workstation for family dinners/holidays at the lake. There is a total of four bedrooms and three and a half bathrooms over two levels of living space. The two upper bedrooms have ensuites, large closets and spectacular views of the lake. The living room offers a gas fireplace and large windows to take in the southern views of Woodchuck Bay. The finished walk out lower level has a large family room with a woodburning fireplace, hookups for a wet bar, and two lower-level bedrooms with full laundry. At the water's edge, you will find a newer pipe dock with float-er and deep-water frontage perfect for swimming and docking the boat. This cottage can be used in the winter and the bay freezes solid, so the idea of a skating rink is not out of the question. Do not miss out this rare opportunity to own a beautiful piece of property and a nearly brand-new cottage - start enjoying life at the lake today!

\$1,999,995



Improvements:

- Open concept kitchen, living and dining room
- (2,892 total sq. ft.) 1,446 sq. ft. main floor– not including sunroom
- 2 upper bedrooms with 3 pc ensuites
- Gas fireplace upstairs, 2 pc powder room and walk in boot closet
- Gas range stove, wine fridge, dishwasher, fridge, quartz countertops
- Smartphone/WIFI thermostat
- Utility room, ample storage
- HRV/Central Vac/Central Air
- Stage 3 HEPA filter with UV
- Electric hot water tank
- Propane forced air furnace
- Lower level walkout family room with wet bar hookups and wood fireplace
- Drilled pipe dock with floater

Please note: An easement over the northwest corner of Lot 5 will be registered on title. Please see documents section for reference allowing legal access to Lot 4 to continue as is

Additional Specs:



4 BEDROOMS



3.5 BATHS



2,892 SQ. FT.

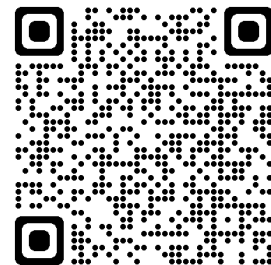


142 FT.





SCAN ME



M585

5" 8/16 IB and wood post mkt'd. EB 1730
Set S.S.I.B. and wood post No B.T.

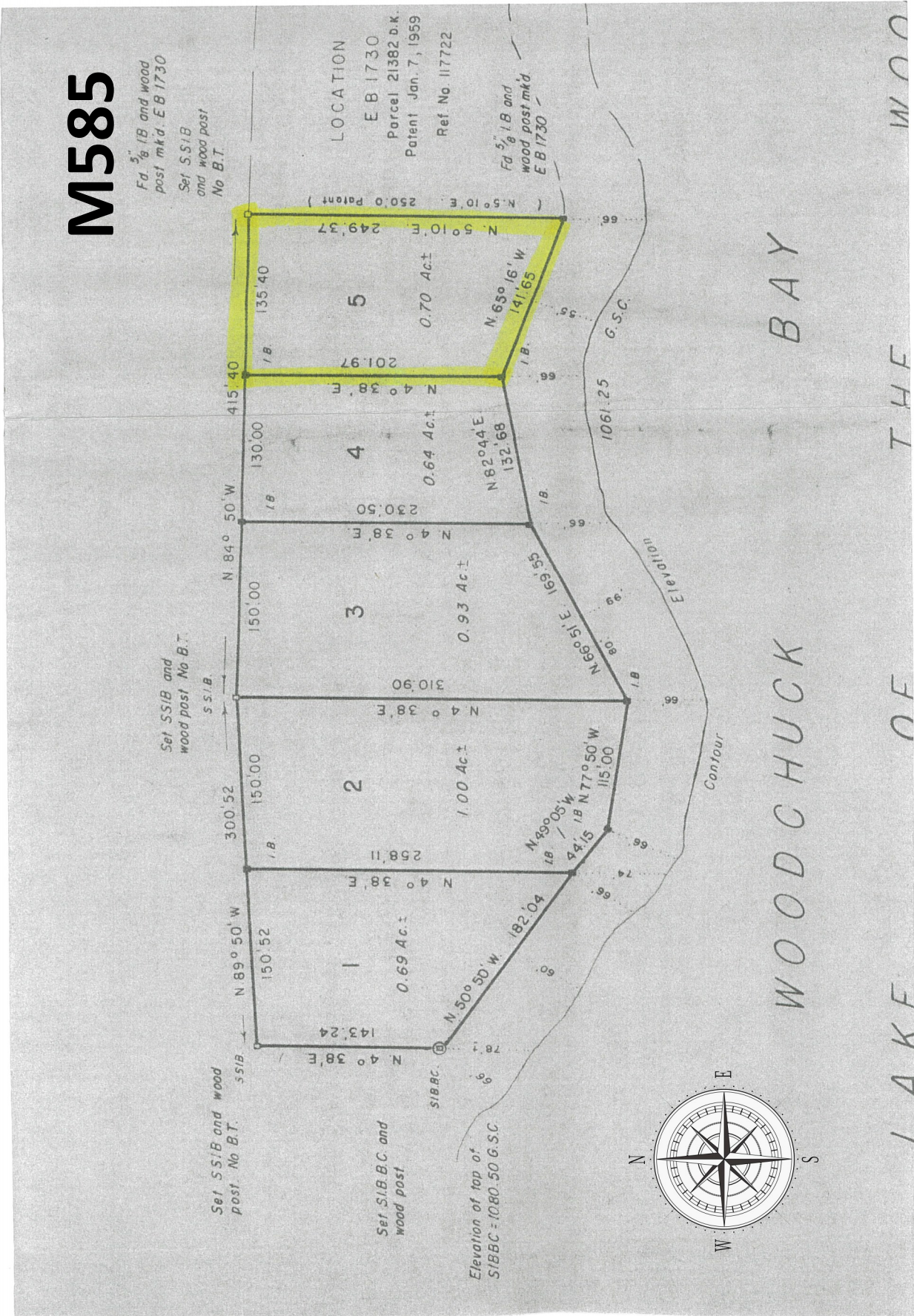
LOCATION
E.B. 1730
Parcel 21382 b.k.
Patent Jan. 7, 1959
Ref. No. 117722

5" 8/16 IB and wood post mkt'd. EB 1730

Set S.S.I.B. and wood post No B.T.

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Set S.I.B.C. and wood post



EASEMENT

