



LISTING HIGHLIGHTS

19 Deception Bay

**FILE NO. 4564
Clearwater Bay
Lake of the Woods**

Selling Features:

- Southwest view of Deception Bay
- 1.63 acres of titled land
- Natural sand beach
- Double stall boathouse with lifts
- Double stall attached garage
- 3 season sunroom
- Walk in butler's pantry
- Low profile lot

Services: high speed internet, hydro, telephone, and propane furnace

Taxes: \$3,306.91 in 2022

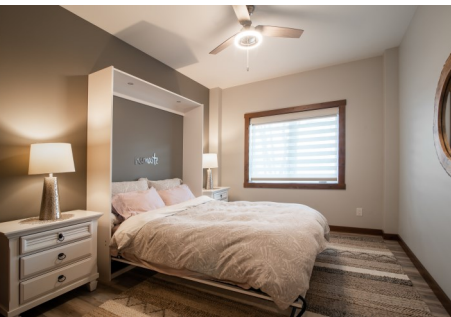
PIN: 42140-0286

Access: FR 19 across from CWB Firehall



Comments: Life at the lake is about to get better! Welcome to 19 Deception Bay on beautiful Lake of the Woods, Clearwater Bay just 2 hours east of Winnipeg. This low profile exquisite custom-built, year-round timber frame cottage is sitting on one of the most unique lots in all of Clearwater Bay. With 1.63 acres of titled land and 118.79 feet of waterfront natural sand beach, you will be taking in some amazing south views down the bay. The cottage was custom built in 2020 by both Cornerstone Timber Frames and Pine Creek Homes. The attention to detail will not go unnoticed. Offering just over 3,100 square feet of total living space, hosting four bedrooms and two and a half bathrooms over two levels. The open concept main floor living space has been thoughtfully laid out to enjoy each aspect of the kitchen, living room, and dining area as you easily take in the stunning views of Deception Bay through large, oversized windows. The massive, uniquely designed timbers in the main area will be admired for years adding to the character of the cottage. Located off the main living space is a three-season room featuring more timber framework while sipping on your morning coffee or evening cocktail taking in the glorious views of the lake. The oversized primary bedroom has been situated to wake up to breathtaking views, equipped with a large ensuite, and plenty of closet space. The lower-level walkout basement offers three additional bedrooms, an office/den, a utility room, and a full bathroom with granite counter. There is also a double stall attached garage so when you arrive at the lake you can drive right in, unload the groceries and start enjoying within minutes! At the water's edge, you will be the envy of the lake with a rare and beautiful natural sand beach in your own yard! This location features a double stall boat house to keep your lake toys, safe, stored and dry and a convenient sitting/entertaining/fishing area off the front with deep water for swimming and mooring the boats. The cottage is heated with both a high efficiency propane forced air furnace and an Osburn wood insert for those cool fall/winter days. During the summer months, central air conditioning will keep you and your guests comfortable. It also features a back-up Generac generator to keep things running at all times! The attention to detail, thought process for the foundation, overall care, and future maintenance were all considered. Do not miss this opportunity to own this newly constructed, year-round cottage and make memories of a lifetime.





\$3,950,000



Improvements:

- Built in 2021
- Certified septic field
- Central air
- Piled foundation (6" circular steel 60 total)
- Generac backup generator
- Certified Osburn high efficiency stove with circulating fan to lower level
- Granite countertops
- Built by Cornerstone Timberframe and Pinecreek Homes
- High efficiency forced air propane furnace
- Wetbar
- Cathedral ceilings and open concept main floor
- Low maintenance siding
- Smartphone remote temperature control
- 3 stage filtration with UV
- HRV/electric hot water tank
- Full walkout lower level

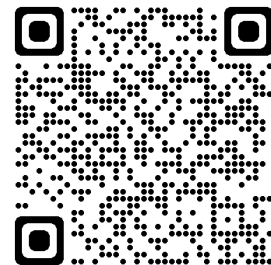
Additional Specs:

 4 BEDROOMS	 2.5 BATHS
 3,187 SQ. FT.	 119 FT.





SCAN ME



NOTE

BEARINGS HEREON ARE ASTRONOMIC REFERRED TO THE BEARING OF N 82° 27' 30" E OF THE SOUTH LIMIT OF KING'S HIGHWAY NUMBER 17 ACCORDING TO A PLAN OF SURVEY BY THE MINISTRY OF TRANSPORTATION AND COMMUNICATIONS, NUMBERED P-2522-10.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY

1. THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE LAND TITLES ACT AND THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN.
3. THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY.
4. THAT THE SURVEY WAS COMPLETED ON THE 15th DAY OF SEPTEMBER 1976.

KENORA, ONTARIO
SEPTEMBER 23, 1976

Ross H. Balmer
ROSS H. BALMER
ONTARIO LAND SURVEYOR

