

# Lot 2 Little Echo Bay

## LISTING HIGHLIGHTS

### FILE NO. 4568 Clearwater Bay Lake of the Woods

#### Selling Features:

- 252 feet of frontage
- 1.17 acres
- Owned to the highwater mark of the lake
- Great views across Echo Bay
- Low profile lot

**Services:** High speed internet, hydro (200 AMP), telephone

**Access:** Rush Bay Road to Clytie Bay Road, left on to WEBCOA Road and first left into Little Echo Bay. Stay Left and look for For Sale sign at driveway entrances Fire Roads 2 and 3.

**Taxes:** \$1,455.00 in 2022

**PIN:** 42141-0130



**Comments:** Book your showing now! Cottages in Little Echo Bay rarely come available and if you come to see this one you'll know why. Very clean water, small group of neighbours and very sheltered location on the west end of Echo Bay with calm water and minimal traffic. This cottage sits on a 1.17 acre lot owned to the highwater mark of the lake with 252 feet of frontage and great viewing peaking across the bay and out into Echo Bay. It's low and gentle profile make walking around the property and getting down to the dock very easy. At the water you'll find a superb boat port with 2 slips, 32' x 12' and 24' x 10'-6" each with hydraulic lifts, and a large rooftop deck ready to lounge and catch some rays! View by appointment only. The adjacent property is also for sale and could be purchased together. Inquire.

**\$1,599,000**



**Improvements:**

- Outdoor Shower
- Electric Baseboard Heat
- Septic tank and field
- Air Conditioner (window unit)
- Woodstove (WETT certified)
- Asphalt Shingle
- Wood Shed
- Deck
- Dock with boat port, slips are 32' x 12' and 24' x 10' with hydraulic lifts and a large rooftop deck that is 38' x 35'
- Detached triple 864 sq ft garage
- Cottage Foundation: posts and concrete perimeter wall
- Siding: Wood

**Additional Specs:**



**3 BEDROOMS**



**1.5 BATHS**



**1,126 SQ. FT.**



**252 FT.**



138 MAIN ST S, KENORA, ONTARIO | TOLL FREE 1.800.528.8848 | INFO@CABINCOUNTRY.COM | WWW.CABINCOUNTRY.COM



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