



LISTING HIGHLIGHTS

# 13b Kenricia Road

## FILE NO. 4569 Clearwater Bay Lake of the Woods

### Selling Features:

- 2.4 acres (not including the shore reserve)
- 351.52 feet of shoreline (390 feet +/- following shoreline contour)
- Shore reserve is crown owned
- Medium profile with level grounds
- Landscaped driveway and easy access to backdoor
- Excellent privacy
- Circular driveway
- Great build site for garage/shop (out of view from cottage or dock area)
- Green space on lakeside of cottage

**Services:** hydro, telephone, Starlink Satellite internet, septic tank and field, propane (rental), year-round cold asphalt serviced road

**Taxes:** \$4,007.52 in 2022

**PIN:** 42150-0835



**Comments:** Perhaps you've been waiting for that perfect piece of vacant land, not too far from town, to build the cottage of your dreams on. This property is your chance to skip the headache of the building process and move right into this freshly renovated year-round home.

This is a custom floor plan, with tasteful wood accents, and amazing views of the lake from different interior vantage points. Enjoy five bedrooms, three bathrooms, a spacious and modern kitchen, and extra perks like a cozy loft (ideal for an office or library) and a unique four-season sunroom perfect for entertaining or relaxing.

A major expansion and renovation was completed in 2021, giving the original 2001 build a complete and seamless makeover. This renovation not only added to the interior aesthetics, but it also updated all the mechanical aspects of the cottage, including all new plumbing, new propane furnace and central air conditioning, new Generac propane generator, and new kitchen appliances.

Exterior details include half-log siding and stonework that is consistent throughout, and all new decking which includes a two-tier deck system on the lake side. Even the storage shed matches the cottage. The grounds are beautifully landscaped with ample parking and a circular driveway, with plenty of room for a garage.

At the dock, you will find a two-boat slip pipe dock with a brand new internal hydraulic boat lift, and a generous seating area. Although the boat port construction has not begun, the architectural design plans for the project could be included in the sale.

Everything about this lakefront home feels clean, fresh and contemporary. The search for the complete package will be over for one lucky buyer!

**\$2,150,000**





**Improvements:**

- Four season sunroom that highlights lake views
- Loft area: perfect for office or overflow sleeping
- Built in 2001, renovated and addition completed in 2021
- ⇒ All new plumbing
- ⇒ New propane furnace
- ⇒ New Air Conditioning compressor
- ⇒ New 22kw Generac generator
- ⇒ 1000 Gallon propane tank (rental)
- ⇒ New Lake pump
- ⇒ Propane outdoor grill and burner
- ⇒ All new decking (two tier)
- ⇒ New appliances (kitchen)
- ⇒ New shingles (2022)
- ⇒ Exterior Stain (2022)
- ⇒ Hydraulic boat lift (2023)
- ⇒ Personal watercraft Power lift (2023)
- Storage shed
- Modern kitchen
- Propane fireplace
- Large ensuite and master bedroom walk-in closet

**Access:** West highway—Kenricia Road—Fireroad 13b

**Additional Specs:**



**5 BEDROOMS**



**3 BATHS**



**2,800 SQ. FT.**

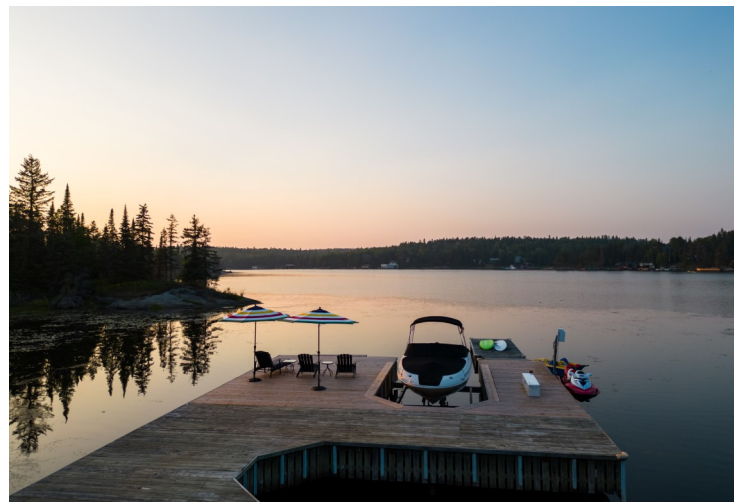


**352 FT.**

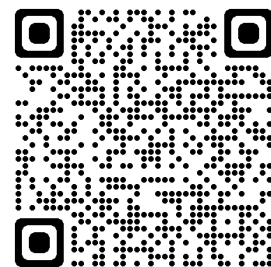




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SCAN ME





**MINING CLAIM K - 3912 (SURFACE RIGHTS ONLY) and SECTION P - 307 (SURFACE RIGHTS ONLY)**

K - 3963

**M717**

340

**EDGE OF THE WOODS**

**MINING CLAIM**

**RESERVE**

**307 LOCK A**

**PARCEL**

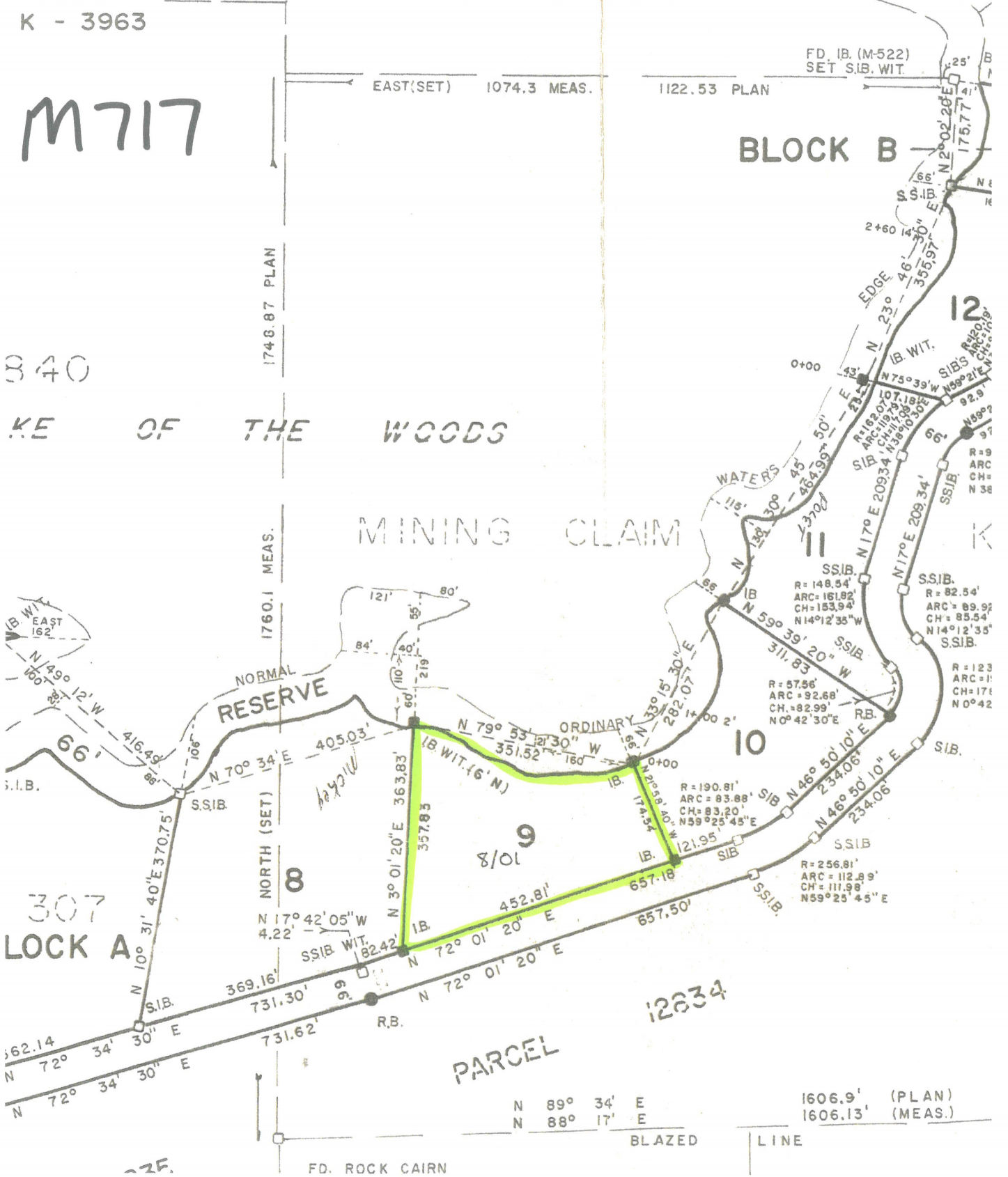
**BLOCK B**

**12**

**10**

**9**

**12634**



FD. IB. (M-522)  
SET S.I.B. WIT.

EAST (SET) 1074.3 MEAS.

1122.53 PLAN

1746.87 PLAN

1760.1 MEAS.

NORTH (SET)

1606.9' (PLAN)  
1606.13' (MEAS.)

N 89° 34' E  
N 88° 17' E

BLAZED LINE

FD. ROCK CAIRN