



Lot 4 Gold Point Road

LISTING HIGHLIGHTS

FILE NO. 4572
Near S Island
Lake of the Woods
Water Access

Selling Features:

- 1.77 acres of titled land
- 157.3 feet of water frontage (owned)
- Facing South

Services: high speed internet, hydro, telephone, remote wireless thermostat

Taxes: \$937.27 in 2022

PIN: 42150-1238; 42150-2501

Access: S Island is a 20 minute boat ride from Kenora or Clearwater Bay.

Hydro: \$3,277.00/year

Propane Rental: \$135.00/year



Comments: Welcome to the "Lakehouse"! Located on beautiful Lake of the Woods, just west of Welcome Channel near 'S' island. This water accessible lake house was designed for low maintenance living so your time can be spent enjoying what we are all here for....lake life!

Custom built in 2016, this four bedroom, two and a half bath year-round lake home features just over 2,900 square feet of total living space and is sitting on a 1.77 acre titled lot with 157 feet of owned waterfront. The lake house has a modern open concept main living/dining area with a large oversized kitchen - all taking in the spectacular southern views of the lake through the large triple pane fiberglass windows. There is an attached three season screenroom with a fireplace that is perfect for roasting smores and heated tile floors to enjoy the shoulder seasons in style.

The main floor primary bedroom takes in the very best views of the lake with its own stylish 5pc. ensuite and walk-in closet. The lower level walkout offers a large family room with three additional bedrooms that are designed to make it very convenient to easily access the waterfront. The fully landscaped yard has asphalt pathways that lead you to a (26' x 34') double stall fully insulated/heated garage as well as down to the dock. At the water's edge, there is an oversized double stall boat port with a large flat roof patio perfect for entertaining your lake family and friends. There is even a lakeside refreshment bar that is perfect for keeping you down at the dock and being the host with the most!

With a short 20 minute boat ride during the summer months and easily accessible over the winter ice road, this year-round lake house was built to enjoy all 4 seasons of lake life. Don't miss out on this opportunity to own a meticulously cared for modern getaway and live life at the lake today! Being offered turn key minus few personal items. Most furnishings provided by Luxe furniture and Prairie Barnwood.

\$2,950,000



Improvements:

- Custom built in 2016
- Geothermal heating/cooling
- Forced air
- Wood fireplace
- Lake drawn water
- Certified septic system
- Double stall boatport dock with wet bar—great for entertaining
- Poured concrete foundation (ICF)
- Hardboard exterior finish
- Asphalt shingle and metal roof
- 26' x 34' Fully insulated 2-stall garage
- Central vac
- UV water purification system
- Boathouse with rooftop deck

Additional Specs:



4 BEDROOMS



2.5 BATH



2,910 SQ. FT.



157 FT.





SCAN ME



