



11 McKenzie Portage Road

LISTING HIGHLIGHTS

FILE NO. 4586
Road Access
Lake of the Woods

Selling Features:

- 139 feet of frontage
- 1 acre
- Well treed for privacy
- Medium profile with gentle grade
- Low profile and easy access to driveway entrance
- Circular driveway with lots of parking

Services: hydro, telephone, propane, holding tank, internet

Taxes: \$3,146.60 in 2023

PIN: 42150-0955; 42150-0954; 42150-2538; 42150-2537



Comments: The perfect combo: California beach house meets Saskatchewan farmhouse, minutes from town on the shores of Lake of the Woods. It is said there are seven elements that should be considered in the world of interior design: space, form, line, light, colour, pattern, and texture. So, what happens when all these elements are perfectly achieved under one roof? The answer is 11 Mackenzie Portage Road. Get ready, because this year-round home is going to wrap you up like a warm towel fresh out of the dryer. First, let's talk space: it's roomy, yet cozy, and has quite a few surprises. Where does that door lead? To an extra guest room and ensuite. What's beyond the main hallway? A two-bedroom guest suite, complete with full bathroom, living room, fireplace, private deck, and separate entrance. Up those stairs, beside the sauna? Yet more space for guests, an independent lovely two-bedroom guest cottage with its own bathroom awaits. The element of form is presented in both geometric and natural aspects. Custom-built pieces, such as the dining room table, with seating for ten, and matching sideboard, are like pieces of usable art. Reclaimed wood doors hang below the exposed whitewashed beams of the main living area and kitchen. Floor-to-ceiling windows in the dining room bring the outside in; the views of the lake from this room are spectacular. As far as the element of line is concerned, this entire property feels well-balanced, proportioned and visually pleasing. Whether entering the cottage from the driveway or the dock, it is inviting, calming, and pleasantly understated. The light can find its way into this home through the many windows, the screened-in gazebo with dining and entertaining area, the glass doors, and even via the ultimate BBQ bonus room. Outside at night, candle-lit lanterns light the way up the stairs to the driveway and down to the docks. White with grey accents is the colour palette here and it just works so well. White, marble countertops, white cupboards, white walls. The main fireplace is surrounded by huge, round, smooth rocks, while the kitchen backsplash is made up of softer, smaller, river stones. This is the kind of texture that screams "reach out and touch me!" and gives off that ocean-side beach vibe as well. The rocks are also a great example of pattern - a design element that's repeated to unify a space. Fabulous extras include hot tub, sauna, fire pit, multiple outdoor seating areas, landscaped yard and gardens with waterfall feature, central air, "take-out" window off the kitchen, outdoor shower, ample dock space and an extra-special spot for putting a boat to bed that can be turned into a dance floor (it is as impressive as it sounds!). We rarely see this kind of opportunity in this zone on the lake...don't miss a step on this one.





\$2,795,000

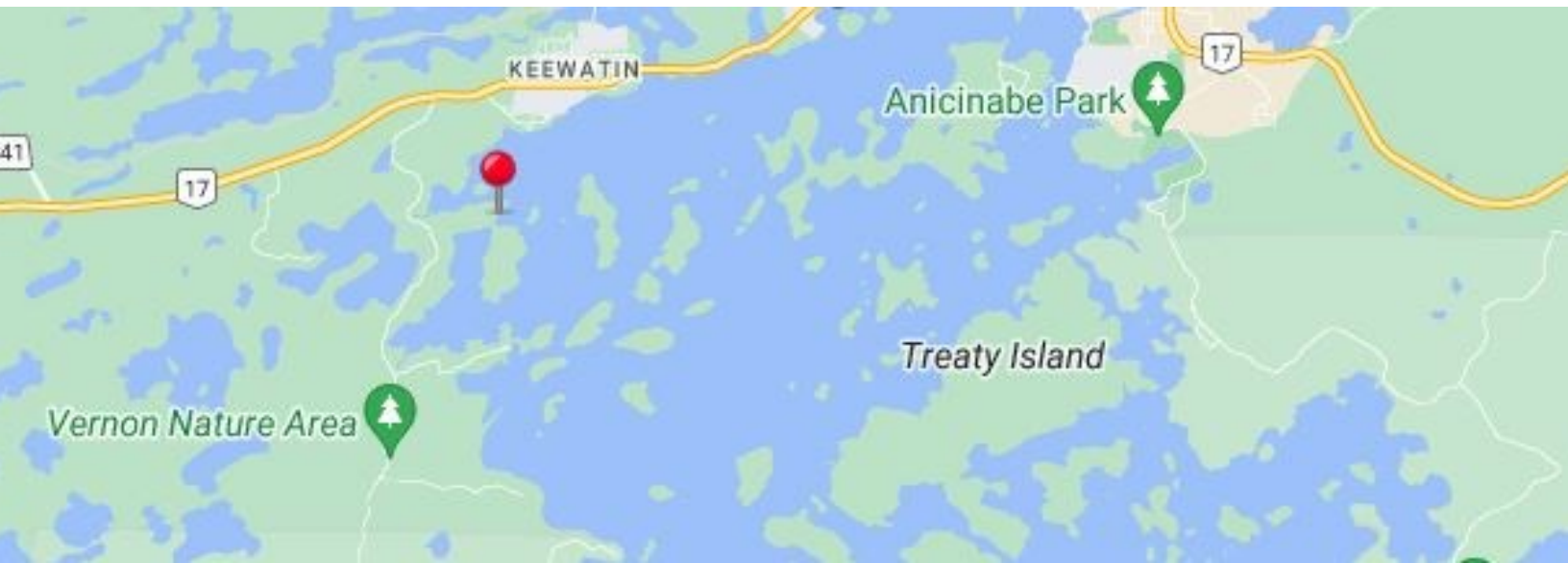


Improvements:

- (+ 20' X 20') guest cottage with 2 bedrooms and 1 bathroom (3 season)
- Extensive renovation in 2015 that included guest suite on west side of cottage and tying the roof lines all together. This renovation also created the dining room and the living room with BBQ bonus room.
- Not a detail missed with all new windows and insulated to a quality standard for year-round enjoyment (main cabin only).
- All services were upgraded – New holding tanks for septic and new propane forced air furnace.
- Air conditioning compressor was added in 2022.
- Office with view of landscape waterfall
- Original screened in room updated with weather-wall windows.
- Sauna and hot tub
- Docks and boat port built in 2015 with two floating docks
- (2) Personal watercraft electric lifts
- Free standing hydraulic boat lift
- Outdoor shower with hot water

Additional Specs:

 7 BEDROOMS	 5 BATHS
 2,761 SQ. FT.	 139 FT.





SCAN ME

