

LISTING HIGHLIGHTS

FR 4 Lot 7 Woodchuck Bay

FILE NO. 4594
Road Access
Lake of the Woods

Selling Features:

- 0.78 acres of land
- 150 feet of frontage
- Shore reserve is crown owned
- Crown land to the west
- Low profile to the water's edge

Services: High speed internet, telephone, 200 AMP hydro service, certified septic field, lake drawn water, cell service, A/C split unit

Taxes: +/- \$3,900.00 in 2023

PIN: 42140-0460



Comments: Located in the heart of the Woodchuck Bay is where you will find this 4 bedroom, 2 bathroom style bungalow seasonal cottage. Welcome to Fireroad 4 Lot 7 Woodchuck Bay. This 1,480 square foot bungalow has seen an extensive renovations in 2008. The open concept living space takes in the very best views of Woodchuck Bay and offers a great deal of privacy with 2 bedrooms and 1 bathroom on each wing of the cottage. The cottage is sitting on a 0.78 acre lot with 150 feet of low profile frontage and crown land to the west of the lot. There is a 2 bedroom guest bunk with full washroom connected to the certified septic system, 200 amp hydro service in the main cabin, baseboard heat, an air conditioning unit and a fireplace. At the water's edge, there is a double stall boat house with a large flat deck rooftop patio and in the boat house there is one boat lift and two PWC lifts. The natural sand beach is perfect for the little ones to play in the water. If you are looking for a getaway in Clearwater Bay that is road accessible - then this may be the cottage you have been looking for! Inquire today and start enjoying life at the lake!

\$1,250,000



Improvements:

- Post on pad construction
- Open concept living/dining room
- Boathouse rooftop patio
- Spray foam under crawl space
- Double stall drilled boat port with lifts
- Sand beach
- Storm shutters on all windows
- Guest bunk with washroom connected to field

Access: Rush Bay Road to Woodchuck Bay Road. Sign says #4. Watch for signs.

Additional Specs:



4 BEDROOMS



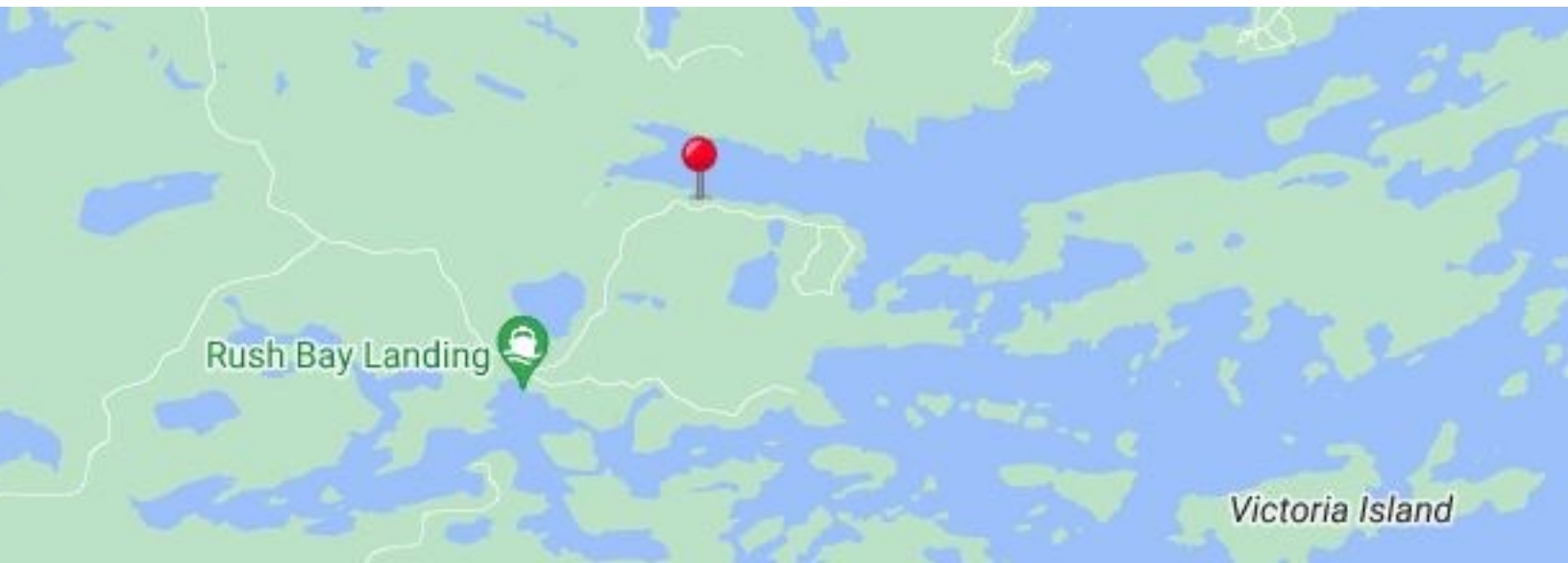
2 BATHS



1,480 SQ. FT.



150 FT.





SCAN ME

