

## LISTING HIGHLIGHTS

# Lot 24 Brule Point

## FILE 4678 Water Access Lake of the Woods

### Selling Features:

- 3.26 Acres
- 402 feet of frontage
- Eastern facing
- Greywater system
- Two sandy beaches
- Protected cove

**Access:** South of S Island facing straight east

**Taxes:** \$500.00 in 2025

**PIN:** 42150-1275;2627



### A Magical Point of Possibility on Lake of the Woods

#### 3.26 Acres | 402 ft Frontage | Grid Power | Low Tax Unorganized Territory

There's something truly special about this place. Maybe it's the calm energy of the protected cove, the long views over the open lake, or the sense of total privacy from the moment you arrive. This property radiates good vibes—and for the right person, it's a canvas for something remarkable.

Tucked just beyond the usual boating routes in Brule Point — just passed Welcome Channel—this property is serviced with grid electricity and offers a gently rolling, mostly level landscape with room to dream bigger. The existing 850 sq. ft. cottage is move-in ready, featuring cedar interior finishes, a sunroom, one bedroom, one bath, a small loft, baseboard heat, and two rare sandy beaches. It's been well kept and a cozy new woodstove that easily heats the well-insulated structure through the winter months is here for 4-season use.

But it's what surrounds it that makes this spot magical: a deepwater floating dock, incredible morning sunrises, long lake views, quiet bays for paddling, and a small, hike-in lake tucked just behind the property for peaceful afternoon adventures. And during the golden hour the setting sun lights up Whiskey Island and the Manitou in the distance. Whether you're a couple seeking an off-grid escape with on-grid comfort, or a family with a vision for building something larger, the land and location make it all possible.

The seller believes deeply in the value of this property and has priced it ambitiously—but he's motivated, realistic, and very open to offers. If this place speaks to you, reach out. Sometimes the best cottage properties aren't just bought—they're discovered.

**\$749,900**



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## Improvements:

- Dock
- Shed
- Cedar interior
- Screened in sunroom
- New woodstove
- Composting toilet
- Grid electricity
- Baseboard heat
- Fully insulated
- Loft
- Asphalt shingles

## Additional Specs:



**1 BEDROOMS**



**1 BATHS**



**582 SQ. FT.**



**402 FT.**







SCAN ME





