

Lot 4 Corkscrew Island



LISTING HIGHLIGHTS

FILE 8117

Lake of the Woods

Vacant Lot

Selling Features:

- 1.69 acres
- Fronting on the west side
- 148 feet of frontage
- Titled land
- Natural sand deposit
- Winter ice road accessible
- Located outside of the Clearwater Bay Restricted Area in unorganized territory

Access: South of Clearwater Bay on the west facing side of Corkscrew Island. 10 minutes from CWB marina.

Taxes: \$941.30 in 2023

PIN: 42150-1684



Comments: Design your dream getaway! Enjoy unobstructed sunsets and crystal clear water at this Corkscrew Island lot. This property offers 1.69 acres of titled land that has 148 feet of west-facing exposure. Corkscrew Island is around a 10 minute boat ride from Clearwater Bay marinas and around a 20-30 minute boat ride to downtown Kenora. Visit many of the nearby fishing lodges or catch your own shore lunch and explore the private beaches, coves and bays Lake of the Woods has to offer. This lot is well treed with a natural sand deposit at the shoreline. Enjoy winter activities as this property is easily accessible via winter ice road. Note that the lot is located outside of the Clearwater Bay restricted area in unorganized territory. This is extremely easy land to work with for a new build as it is lower profile to the water's edge, in an established neighborhood where most of the other cottagers have used solar systems and generators being off-grid and even installed septic fields. What an amazing opportunity to construct the recreational property of your dreams and enjoy the island life Lake of the Woods has to offer.

\$159,000

