

# Lot 6 Hay Island

## LISTING HIGHLIGHTS



**FILE 8136**

## Lake of the Woods Vacant Lot

### Lot:

- 11.6 acres
- 498 feet of frontage
- East exposure
- Deep water frontage
- Great docking site
- Well treed
- Short Distance to:
  - Smith Camps - 4km
  - Bare Point - 6km
  - Northern Harbour - 7km

**Access:** Water access on the east side of Hay Island

**Taxes:** \$344.57 in 2025

**PIN:** 42150-2942



**Comments:** Soar with the Eagles and be one with nature at this undeveloped lot. Hydro is on site and ready to be connected for the next owner to take this blank canvas and build their vision of what "lake life" looks like for them. The protective nature of this east side peninsula will be most appreciated when avoiding the prevailing south-west summer winds. There is a natural landing and road way at the southern edge of the property that will make a great location for a dock. This lot is unique because it has some different elevation choices for build sites. Access is easy by boat from one of the marinas in the Big Stone Bay area.

Note: Restrictive Covenants are assigned to these lots (Benefitting the neighborhood)

**\$299,000**

