

Pt.5 Bigelow Island

LISTING HIGHLIGHTS

FILE NO. 4534

LOTW Water Access

Short boat ride from Rush Bay
Road

Selling Features:

- 3.42 Acres
- 249 Feet of Water Frontage
- 2 Hours from Winnipeg
- Northwestern Exposure

Services: Hydro

Taxes: \$1,902.15 in 2022

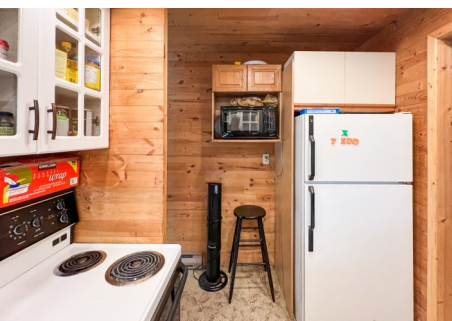


Comments: Welcome to Bigelow Island! Enjoy the island life and keep your travel time to approximately 2 hours door to door from Winnipeg. The cottage is sitting on a very private, flat, dual frontage lot offering 3.42 acres of titled land with a total of 491 feet of waterfront - 249 feet on the south facing side and 242 feet on the north facing side.

The cottage features 3 bedrooms, 1 (4pc) bathroom and a small loft - a great hideaway for the kids! There is a nice sized combined living/ dining room off the kitchen with a large sunken family room. This particular location is accessible during the winter months with the main ice road being plowed right out front of the cottage. This getaway is set up to be used in the winter with baseboard heat, a woodstove and heated water lines from the lake, as well as year round use of the certified septic field.

There is a large (28' x 32') structure which is currently being used as a shop/garage. The building has a metal roof, newer vinyl siding and was built in 2004. At the water's edge, you will find a crib dock with large sitting area, a floating dock perfect for mooring your lake toys and deep water for swimming. If you are looking to get on Lake of the Woods and have not considered boat access, this is a fantastic opportunity with this cottage being so close to the landing and not having the challenge of taking on big wavy water. The cottage is located in the Clearwater Bay restricted area with plenty of amenities and a short boat ride to Pye's landing for gas.

\$579,000



Improvements:

- Newer vinyl siding
- 28x32 Workshop
- Family room
- Crib dock at water's edge

Access: A short boat ride from Rush Bay Road landing: head east out of the landing, turn south past the west tip of Brown's Island, go straight ahead to the for sale sign posted on the dock.

Additional Specs:



3 BEDROOMS



1 BATHS



1,450 SQ. FT.

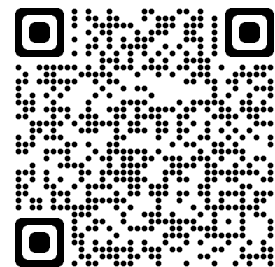


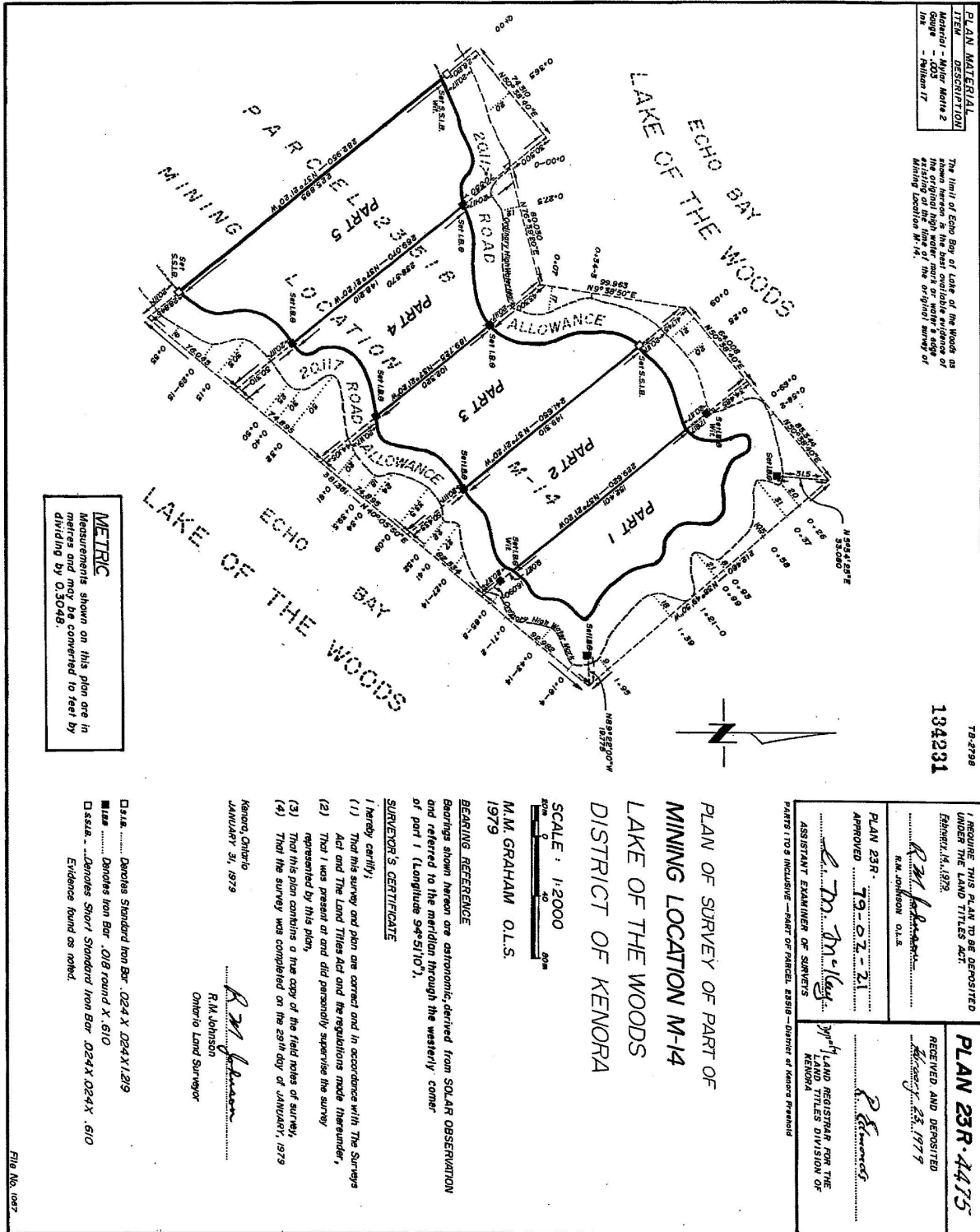
491 FT.





SCAN ME





PLAN MATERIAL	
ITEM	DESCRIPTION
1	General - Mining Notes 2
2	Part 1 - Nelson 17

The limit of Echo Bay of Lake of the Woods as shown hereon is the best available evidence of the original survey of the land existing at the time of the original survey of Mining Location M-14.

METRIC
Measurements shown on this plan are in metres and may be converted to feet by dividing by 0.3048.

75-2798
134231

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 23R-4475	
EFFECTIVE DATE: 1979		RECEIVED AND DEPOSITED	
APPROVED: <i>R.M. Johnson</i> R.M. JOHNSON O.L.S.		1979	
APPROVED: <i>P. McLaughlin</i> ASSISTANT EXAMINER OF SURVEYS		RECEIVED FOR THE LAND TITLES DIVISION OF KENORA	
PART 1 TO 5 INCLUSIVE - PART OF PARCEL 22316 - QUANTY OF KENORA PRESENT			

PLAN OF SURVEY OF PART OF MINING LOCATION M-14 LAKE OF THE WOODS DISTRICT OF KENORA

SCALE: 1:2000
M.M. GRAHAM O.L.S.
1979

BEARING REFERENCE
Bearings shown hereon are astronomic, derived from SOLAR OBSERVATION and referred to the meridian through the westerly corner of part 1 (Longitude 94°51'10" W).

- SURVEYOR'S CERTIFICATE**
I hereby certify:
- (1) That this survey and plan are correct and in accordance with The Surveys Act and The Land Titles Act and the regulations made thereunder,
 - (2) That I was present at and did personally supervise the survey represented by this plan,
 - (3) That this plan contains a true copy of the field notes of survey,
 - (4) That the survey was completed on the 29th day of January, 1979

Kenora, Ontario
JANUARY 31, 1979
R.M. Johnson
R.M. Johnson
Ontario Land Surveyor

□ 1/4 sec. Denotes Standard Iron Bar .024 X .024 X 1.29
□ 1/2 sec. Denotes Iron Bar .018 round X .610
□ 1/4 sec. Denotes Short Standard Iron Bar .024 X .024 X .610
Evidence found as noted.