

29 McCallum Point Road

LISTING HIGHLIGHTS

FILE NO. 4566 Clearwater Bay Lake of the Woods

Selling Features:

- 6.04 acres
- 1,164 feet of frontage
- Southwestern views
- Road accessible
- Panoramic views
- Year round living
- Excellent privacy
- Custom pathways
- Mature pines

Services: Bus service, high speed internet, hydro, telephone, septic

Taxes: \$3,500.00 in 2023

PIN: 42140-0322



Comments: Welcome to 29 McCallum Point Road "Eagles Nest" Clearwater Bay where the view from this 2,379 square foot year round cottage will leave you absolutely speechless from the moment you walk in the door. Take in the stunning southwestern views from one of the many different rooms this cottage has to offer. The eight sided living room is finished in natural pine and has a high ceiling, taking in the very best views of Clearwater Bay. The cottage sits on a large, mostly undisturbed 6.04 acre titled lot with 1,164 feet of water frontage. This bungalow style cottage features three bedrooms and two bathrooms with an open concept living/dining/kitchen area. The cottage has seen many improvements since the original construction with the addition of a large fully modern kitchen, a family room, and another bedroom. In 2011 a large primary wing was added. The primary wing has plenty of privacy with its large 4pc. ensuite, two walk-in closets, large bedroom space, a laundry room, and even an office area for those who want to work from the lake. There is also a nice sized private deck that takes in the views that will never stop being discussed. "What a view to wake up to! The cottage was then converted into a full year-round residence. The cottage offers a unique layout so one can find the space to enjoy some quiet time at the lake with a wonderful large living room with the option of entertaining family and friends. The family room is located just off the kitchen with two additional bedrooms and a full bathroom off the eight-sided living room, and plenty of outdoor deck space off the south, east and west side of the cottage where you will find a perfect BBQ station. At the water's edge, you will find a brand-new dock with a boat lift that is easily accessed by a private road the seller has created, keeping the authenticity of the lot amongst the mature pines making this a very private property. There is also a nice-sized double stall detached garage and a beautiful stone walkway leading you from the parking area to the cottage. The cottage is heated with baseboard heat and a wood stove. There is a fully certified septic system and a lake drawn water system with heat trace. There is a separate water filtration / U.V system located under the kitchen sink for purified drinking water. If you are looking for one of the very best views in all of Clearwater and quite possibly even Lake of the Woods, then look no further and take in all four seasons of lake life in this one-of-a-kind property and start making memories and taking photos that will last a lifetime. Inquire today!

\$2,500,000



Improvements:

- Lake drawn water
- Septic system
- Post on pad foundation
- Vinyl exterior
- Electric baseboard heat
- Deck
- Dock
- Ample parking
- Private patio
- Boat lift
- Gravel driveway
- Main floor laundry
- UV water purifier

Access: McCallum Point Road to Fir-road 29.

Additional Specs:



3 BEDROOMS



2 BATHS



2,379 SQ. FT.

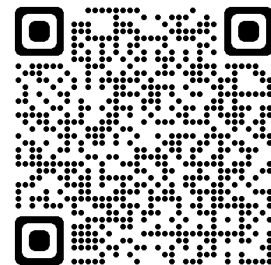


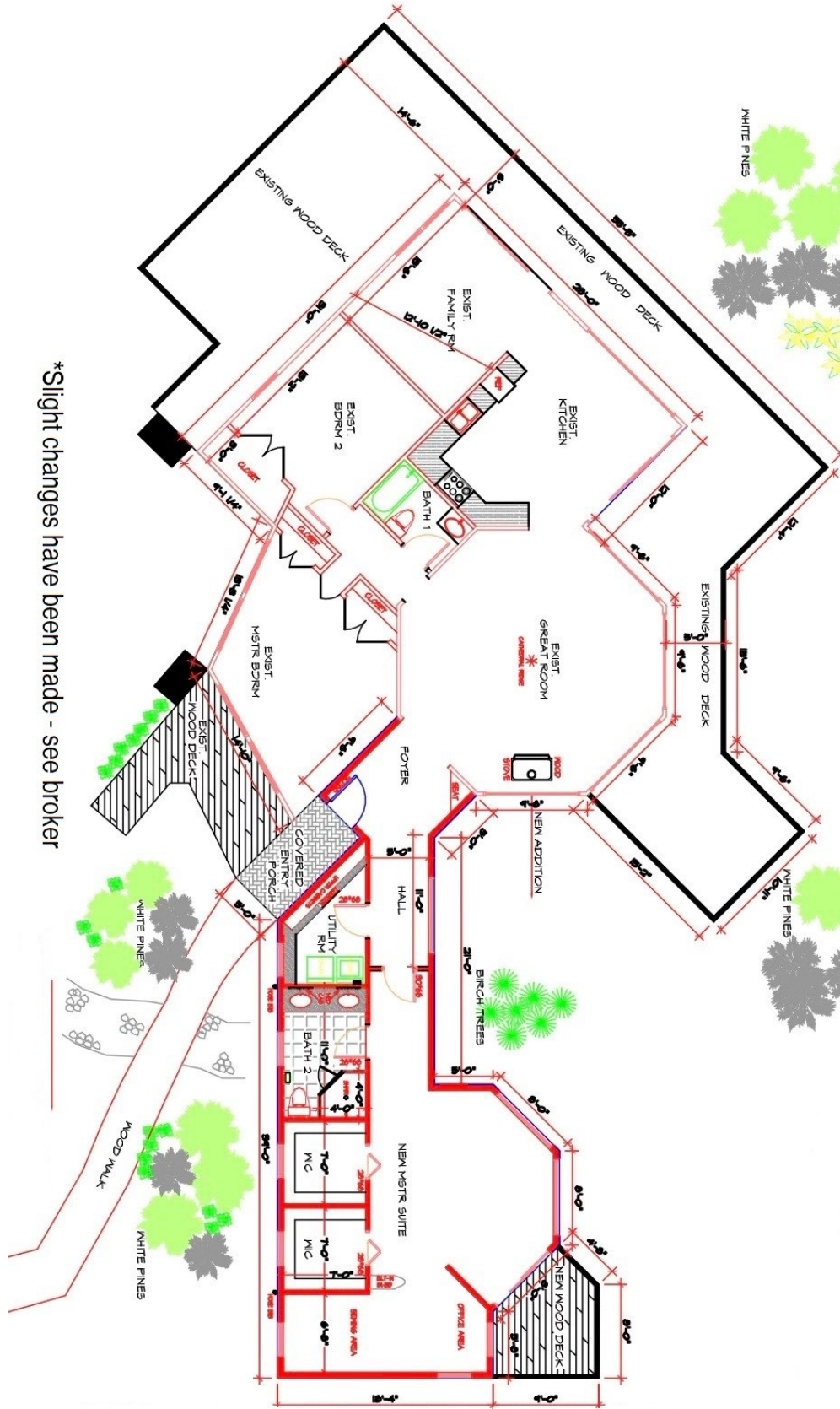
1,164 FT.





SCAN ME





*Slight changes have been made - see broker