

Lot 2-57 Poplar Bay

LISTING HIGHLIGHTS

FILE NO. 4591

Leased Land

Lake of the Woods

Selling Features:

- 1.3 acres
- 192 feet of frontage
- East facing
- Beautiful screened in porch for relaxing
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Leasing Fee: Annual leasing fee is \$2,732.65 for 2023 which includes HST. Federal government leased lot, leased until 2067. Note: Buyer is also responsible for a 2.5% lease transfer fee.

Services: Hydro, telephone



Comments: Enjoy all the privileges of being on Lake of the Woods for under 500K!! This cottage is move in ready for that family that wants to get their feet wet owning a recreational property on beautiful Poplar Bay. The floor plan is very simple but efficient, primary bedroom and ensuite are isolated at the north end of the cottage with a living area in the middle and guest bedroom at the other end. Enjoy your morning coffee and formulate your plan for the day in the swing chairs of the attached screened in room. Easy access to the dock area from the deck makes it great for all ages. At the dock, you will find a pipe shore dock and boat port with lift. An attached floating dock and ramp makes it perfect for swimming in the pristine water of Poplar Bay. This property is very private from neighbors and looks across to undeveloped land across the bay. Road access is very easy down McKenzie Portage Road to this leased land area. This cottage is fully insulated and in the past has been used during the winter season. If you enjoy quiet lake life or getting out on the lake to the fishing grounds you must put this one on your list to view!

\$475,000



Improvements:

- Heat trace cables
- Boat port, Doozie boat lift and dock
- Deck for entertaining
- Lake drawn water (electric hot water tank 40 gallon capacity)
- Septic system (1,000 gallon capacity)
- Poured concrete block foundation
- Electric baseboard and fireplace heating
- 5 pc ensuite featuring bidet and jetted tub
- Pine interior
- 10' x 10' gazebo
- Asphalt shingles (7 years old)

Access: McKenzie Portage Road, stay right on Poplar Bay Road

Additional Specs:



2 BEDROOMS



2 BATHS



1,200 SQ. FT.

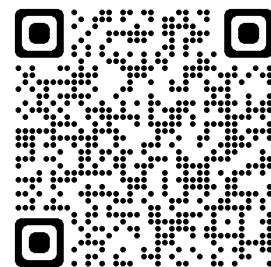


190 FT.





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