

## LISTING HIGHLIGHTS

# Lot 11 + 12 Zig Zag Island



## FILE 4506 + 8123 Water Access Lake of the Woods

### Selling Features:

- 1.74 acres (Lot 11) + 0.64 acres (Lot 12) = 2.38 acres
- 432 feet of frontage (Lot 12) + 110 feet of frontage (Lot 11) = 542 feet
- Low profile and west exposure
- Protected back cove
- Rocky shoreline with deep water on western point
- Complete renovation in 2023-2024

**Taxes:** \$1,634.46 (cottage) \$477.86 (vacant) in 2024. **TOTAL TAX:** \$2,112.32

**Services Available:** Hydro, telephone, septic system, internet available, ice road accessible

**Access:** 5 to 10 minutes from Pye's Landing

**PIN:** 42150-1195; 42150-1207; 42150-1202 (vacant lot)



**Comments:** A landmark property within a 5-10 minute boat ride on the North shore of Zig Zag Island with a rare point of land offering stunning western exposure. This property has been totally renovated from top to bottom with very modern touches in 2023 and 2024. Amazing sunset views but also a protected back cove that adjoins with a vacant lot (separate title - Lot 11). The main cottage and guest cabin are positioned on the owned shore reserve which provides infinity views of the water from the open concept main floor and the multiple deck areas. The main cottage is 1,408 sq. ft. and the guest cabin adds another 520 sq. ft. You will find the peace of the trees and the sounds of wildlife in this sitting area, it will leave a lasting impression. The guest cottage has one bedroom with open living area, attached sunroom and one 3pc. bathroom. Your guests will appreciate the covered porch area with hammock and the short walk to the hot tub near the dock. The boat house is adequate for a 24 foot boat and has an electric lift to keep your boat clean and out of the elements. All services are offered here with hydro, a landline, and septic field. There are two auxiliary sheds on site, one is a tool shed and the other is a storage shed on the vacant lot. An owned docking slip is not included but will be offered for purchase or lease to the buyer. The Zig Zag Yacht Club, Pye's Landing are just around the corner and offer great family programs throughout the summer months. This property is also accessible during the winter months via ice road. A very special opportunity...don't hesitate. Offers to be presented as received.

**Lot: \$100,000  
Cottage: \$1,295,000**









### Improvements

- Post on rock construction
- Deep water frontage
- Private cove peninsula
- All new windows
- Custom cabinetry
- Engineered hardwood flooring
- New shingles on cabin and boathouse
- Hot tub
- Woodstove and baseboard heating
- All new furnishings
- All new decking and railing
- Open concept kitchen and dining room
- All new appliances
- Fully insulated

### Additional Specs:

	<b>5 BEDROOMS</b>		<b>2 BATH</b>
	<b>1,928 SQ. FT.</b>		<b>542 FT.</b>



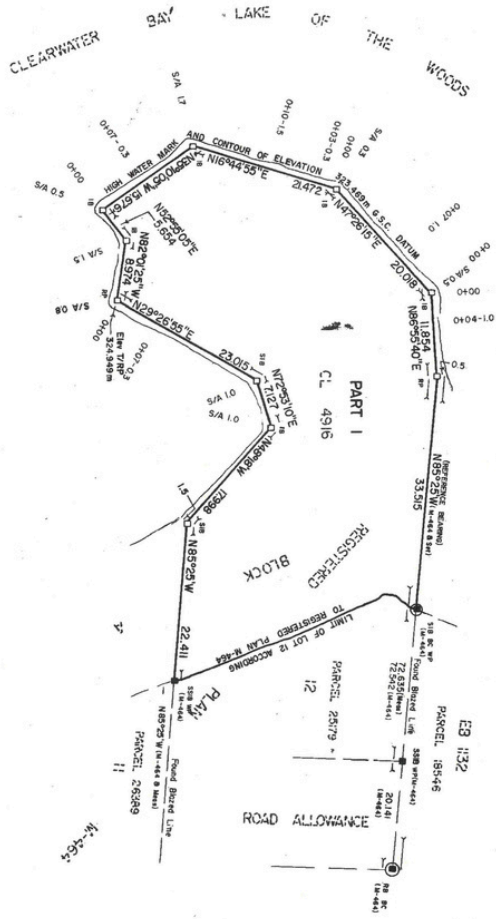




SCAN ME







NOTE: LAKE OF THE WOODS IS ARTIFICIALLY REGULATED TO ELEVATION 323.4629 G.S.C. DATUM. ELEVATIONS ARE REFERRED TO BENCH MARK N-1961 HAVING AN ELEVATION OF 323.2329M.

23R6974

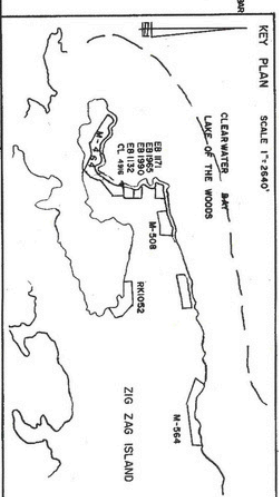
- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- DENOTES MONUMENT
- DENOTES IRON POST
- DENOTES SHORT STAKE
- DENOTES IRON PIPE
- DENOTES BRONZE CAP
- DENOTES BRONZE POST
- DENOTES SPLIT-ANGLE
- DENOTES SPLIT-ANGLE



PLAN AND FIELD NOTES OF LOCATION CL 4916 BEING PART OF BLOCK A IN FRONT OF LOT 12 REGISTERED PLAN M-464 ZIG ZAG ISLAND, CLEARWATER BAY AREA OF LAKE OF THE WOODS, SOUTH OF THE TOWNSHIP OF BOYS, DISTRICT OF KENORA SCALE 1:500 R.A. WOODS, O.L.S. 1987

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.  
METRIC - DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

AREA - 0.217 ha	FRONTAGE - N/A
APPLICANT - THOMAS DAVID PETERSON	
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO ACCORDING TO REGISTERED PLAN M-464	
SURVEYOR'S CERTIFICATE	
I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE PREPARED UNDER MY PERSONAL SUPERVISION AND THAT I WAS IN MY OWN PROPER PERSON PRESENT ON THE GROUND DURING THE PROGRESS OF SUCH SURVEY	



1987 May 25 1987  
S.B. PRATTING - SURVEYOR GENERAL  
MINISTRY OF NATURAL RESOURCES  
LAND REGISTAR FOR THE LAND TITLES DIVISION OF KENORA  
PART I - CROWN