

10 Thompson Island

LISTING HIGHLIGHTS

FILE NO. 4561
Water Access
Lake of the Woods

Selling Features:

- 2.7 acres
- 155.63 feet of frontage
- Low profile
- Gradual grade
- Easy walk from dock area
- Well treed
- Good swimming at dock (8 feet of depth)

Services: Hydro, telephone, satellite and internet available, certified septic system, winter access via ice road, hot and cold running water

Taxes: \$1,465.20 in 2022

PIN: 42150-1580

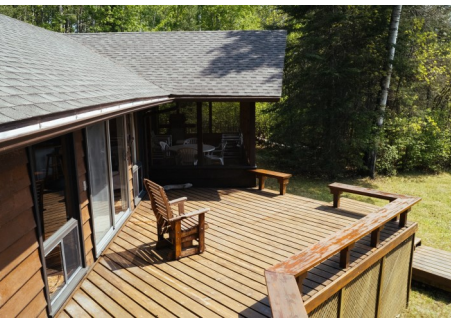


Comments: Feel instantly at home in this classic cottage, located in a park-like setting on Thompson Island!

Hidden from boat traffic by towering trees, this meticulously maintained four-bedroom cottage is the perfect spot for a nature-loving family. Modern perks include a septic field (2012), hydro and telephone service, making future satellite and internet connections simple. Enjoy morning coffee in the screened-in sunroom. Launch a kayak, canoe or paddle board from shore and explore Holmstrom's Marsh. Don't forget to bring a camera as Bald Eagles are known to frequent this well-known channel.

South-west exposure provides plenty of sun throughout the day, followed by beautiful sunsets you can take in from the dock or while wading in Lake of the Woods. The property's low profile makes getting from the dock to the cottage very easy. This cottage has only been owned by the original family and the pride of ownership is evident, as all maintenance items have always been well taken care of. Located just a 10 to 15 minute boat ride from a local marina, and about a 20 minute boat ride to the Harbourfront or grocery store docks, you'll never be far away from gas and other amenities. Discover lake life here!

\$419,000



Improvements:

- 1,120 sq. ft. insulated seasonal cottage with 4 bedrooms and 1 bathroom
- Open living and kitchen area
- 20' x 10' sunroom
- Pine interior
- Breakfast bar
- Fully functional bathroom with septic system installed in 2012
- 8' x 12' storage shed
- Crib dock with attached ramp and floater

Access: Eastern edge of Holmstrom's Marsh, south of the Tangle

Additional Specs:



4 BEDROOMS



1 BATH



1,120 SQ. FT.



156 FT.





SCAN ME

