



FILE NO. 4570  
Clearwater Bay  
Lake of the Woods

Selling Features:

- 110 feet of water frontage
- Approximately 1 acre
- Owned to the highwater mark of the lake
- Great views across Echo Bay
- Low profile

**Services:** high speed internet, hydro (200 AMP), telephone

**Taxes:** \$1,122.50 in 2022

**PIN:** 42141-0131; 42141-0302

**Access:** Rush Bay Road to Clytie Bay Road, left on to WEBCOA Road and first left into Little Echo Bay. Stay Left and look for For Sale sign at driveway entrances Fire Roads 2 and 3.



**Comments:** Welcome to Lot 3 Little Echo Bay! This seasonal 3 bed 2 bath cottage offers 1,551 sq ft of living space sitting on approximately 1 acre, with 110 feet of frontage owned to the highwater mark of the lake. This property has a gentle profile with easy access to the water, a detached 16 x 24 garage and a crib dock with sea-doo lift, a ramp and floating dock. This is a good package to get into a well-maintained road accessible cottage on owned land on Lake of the Woods. Access is via Clytie Bay Road off of Rush Bay Rd and is hard surfaced all the way to the driveway! Come explore what this property and Little Echo Bay has to offer. Private low traffic bay, beautiful scenery, calm water and great fishing and water sports. View by appointment only. The neighboring property Lot 2 is also for sale and could be purchased together.

**\$939,000**





**Improvements:**

- Electric Baseboard Heat
- Septic tank and field
- Fireplace
- Woodstove (WETT certified)
- Asphalt Shingle
- Deck
- Hot Tub
- Crib Dock with ramp and floater
- Detached single garage 16 x 24
- Cottage Foundation: post on pads
- Wood siding

**Additional Specs:**



**3 BEDROOMS**



**1.5 BATHS**



**1,551 SQ. FT.**



**110 FT.**







SCAN ME





