

# PT 3 Welcome Channel

## LISTING HIGHLIGHTS

**FILE 4571**

**Water Access**

**LOTW**

Selling Features:

- 32x40 Garage with infloor radiant heating
- 4 bedrooms, 2 Bathrooms
- West exposure
- Geothermal Heating & Cooling
- Main floor laundry with mudroom and dogwash station
- Ample docking for up to 9 boats
- Ice road accessible
- 3 Stage filtration with U.V
- Certified septic field

**Access:** Holmstrom's Marsh to the entrance of Welcome Channel

**Hydro:** \$2,500 in 2023

**Taxes:** \$1,586.10 in 2023

**PIN:** 42150-1820



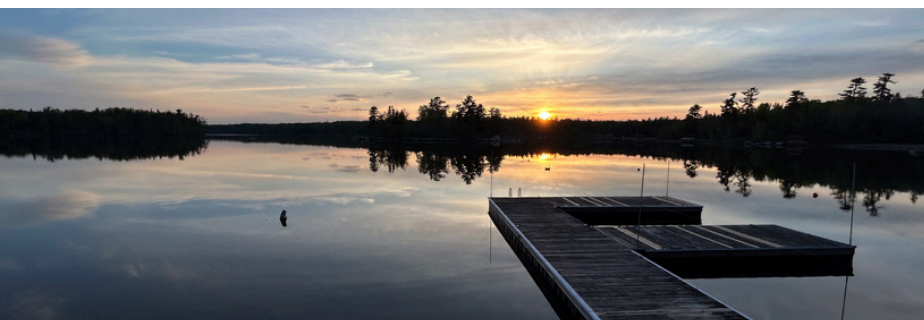
**Comments:** Year-round luxury living at the Lake! Welcome to Part 3 Welcome Channel where the sunset views never get old.

Custom built in 2010 this year-round water accessible home/cottage has been meticulously designed from the bottom up. Sitting on 1.41 acres of titled land with 320 feet of waterfront this low-profile lot takes in the very best southwest exposure in a protected setback part of Lake of the Woods. With just over 3500 square feet of total living space the 4 bedrooms and 2 bathrooms offers plenty of room for the whole family or a large gathering of friends on those long summer weekends. The open concept main floor takes in the very best views of the lake through the triple pain windows and has a large kitchen with granite counter tops, formal dining area and living room with a beautiful propane fireplace. There is an attached 11 x 16 three season sunroom with weather wall windows and a large outdoor patio just off the laundry room.

The main floor primary bedroom has a stunning five-piece ensuite with jet tub, walk-in shower, and dual sinks. There is a 240 square foot loft that could be used as an overflow sleeping area but currently used a home office. The main floor laundry room has enough space to add an upright freezer/fridge and even has a dog wash for rinsing off the pooches before entering the home. At the water's edge you will find plenty of docking for up to nine boats at two separate docking areas, a hot tub room with attached woodfired sauna and deep clear water perfect for swimming. If you are someone that likes to tinker in the garage or keep your lake toys dry and out of the elements for the winter, then the heated garage may be your home away from home.

If you are looking to enjoy lake life all four seasons, then your search may be over with this stunning year round property that can be easily enjoyed for years to come! Inquire today!

**\$1,495,000**



### Improvements:

- Deep water frontage, low profile lot
- Attached sunroom with weatherwall windows
- Lakeside hot tub room with woodfired sauna
- Propane fireplace
- Lower level family room
- ICF foundation
- Low maintenance siding
- Built in appliances
- Wine fridge and wet bar
- Primary bedroom with 5 piece ensuite and jetted tub
- Spray foam insulation
- Central vac
- Triple pane low e argon windows
- Granite countertops

### Additional Specs:



**4 BEDROOMS**



**2 BATHS**



**3,584 SQ. FT.**



**320 FT.**





SCAN ME



