

122 Pebble Road

LISTING HIGHLIGHTS

FILE NO. 4572
Road Access
Lake of the Woods

Selling Features:

- 11.36 acres of titled land
- 522 feet of frontage
- Southeast exposure
- 2 year round dwellings on the property
- Extensive shoreline development
- Private boat launch

Services: high speed internet, hydro, telephone, septic field, propane forced air furnace

Taxes: \$4,069.25 in 2022

PIN: 42125-0568



Comments: Welcome to the Bigstone Bay lakehouse!

Located in Pine Portage Bay, down Bigstone Road on beautiful Lake of the Woods is where you will find this year round lakehouse to call your own.

With over 11 acres of titled land in unorganized territory, the southeast view of this property offers two year-round dwellings one of them being an income property/guest cottage that is currently being used as a four season rental.

The main lakehouse has been renovated from top to bottom, with 4 bedrooms and 2.5 bathrooms, a loft area, main floor laundry and wood burning fireplace totaling +/- 3,000 square feet of living space. Also included is a designer kitchen with timber frame accents throughout the build. Relax on the large deck in the new hot tub overlooking the bay or take a break and enjoy some quiet time on the private balcony situated off the primary bedroom. The guest cottage has 3 bedrooms and a full bathroom with a nice sized deck and private attached screen room, separate swimming dock and its very own lakeside tiki style hut. There is even a separate parking area for your guests so they can come and go as they please without any disturbances.

The shoreline of this property is like no other and has seen substantial development which would be difficult to duplicate on the lake, including a flat roof double stall boathouse with lifts and entertainment area with a fully insulated 4 season rooftop multi-purpose room, additional pipe dock area with a wood burning sauna room and a separate screen room with weather wall windows. Perfect for playing a round of cards or taking in the evening peace and quiet of lake life! There is an additional pipe dock with an octagon concrete fire pit right on the water with seating for numerous family and friends.

This property has some amazing landscaped features which include a beautiful waterfall/pond as you enter the wrap around driveway, numerous perennial flower beds, manicured pathways leading you to different areas of the property and large decked walkways leading to to the water's edge. There is a large double stall detached garage that is also insulated.

If you are looking for a year round getaway and have a large family or looking to entertain large groups, then look no further and book a showing today and take a tour of this stunning property that offers something for everyone.

\$2,395,000



Main Cottage

- Electric baseboard, propane and fireplace heating
- Electrical plumbing, propane furnace (approx. 5 years old)
- Lake drawn water
- Septic system
- Poured concrete foundation
- Canexcel siding
- Asphalt shingle (10 years old)
- Garage
- Hot tub, sauna and concrete firepit on the water
- Water purification system
- Boathouse with deck for entertaining
- Heat trace cables
- Satellite Dish
- Fantastic landscaping features
- Double stall boathouse with 4 season multi-purpose room

Additional Specs:



4 BEDROOMS



2.5 BATHS



3,000 +/- SQ. FT.



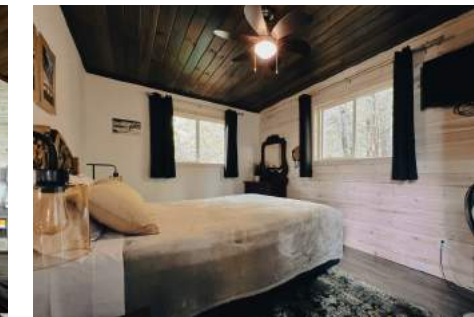
522 FT.



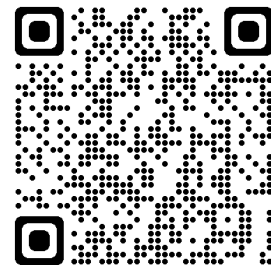
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Guest Cottage

- 3 bedrooms, 1 bathroom
- Year-round (2018)
- Composting toilet
- Woodstove/electric baseboard
- Private screen room
- Front deck with entertainment area
- Vinyl siding
- Large dock with tiki hut entertainment area
- Ample boat parking for guests



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