

# Fireroad 4 McCallum Point Road

## LISTING HIGHLIGHTS

**FILE NO. 4587**  
**Road Access**  
**Lake of the Woods**

### Selling Features:

- 0.98 acres
- 235 feet of frontage
- South facing
- Low profile lot
- Private sand beach

**Services:** High speed internet, landline telephone, lake drawn water, NWHU Approved Septic System, Security monitored by APiGeothermal lake loop (heating and cooling) 200 AMP hydro

**Taxes:** \$7,042.79 in 2023

**PIN:** 42140-0413

**Access:** McCallum Point Road to FR 4. Proceed to 2nd house. Access is via private road with legal right of way over PT 1 23R8945.



**Comments:** Dreaming of a lake home large enough for the whole family? Looking for a low profile lot with a little sand beach tucked out of the wind and away from the boat traffic? Want to be closer to Winnipeg and in one of the most desirable and convenient neighbourhoods in Clearwater Bay? This is it! Welcome to Fire Road 4 McCallum Point Road. This custom built original-owner lake home, constructed in 2001, offers 6 beds and 4 full baths in a generous floor plan with excellent spaces to entertain, unwind and take in everything lake life has to offer. The lot is very level with easy access to the shoreline and 2-stall boathouse and even has its own small sand beach. All the modern touches are here including geo-thermal heating and cooling, attached composite decks, telephone and internet, NWHU approved EcoFlo septic system and a monitored alarm from API. Viewings are by appointment only and require 24 hours notice, please.

**\$2,795,000**



### Improvements:

- Built in 2001
- Year-round home or cottage
- 2 stories
- Attached triple garage (26' x 36')
- Attached composite deck (28' x 18')
- Cedar shake roof
- Stucco and stone siding
- Main floor laundry
- Hardwood floors
- Inground sprinklers
- Satellite TV
- 2 stall boathouse with one boat lift

### Additional Specs:



**6 BEDROOMS**



**4 BATHS**



**4,540 SQ. FT.**



**235 FT.**





SCAN ME



