



## LISTING HIGHLIGHTS

# Lot 1 Moore Bay

**FILE 4603**

**Water Access**

**Lake of the Woods**

Selling Features:

- 6.7 acres titled land
- 225 feet of frontage with sand beach
- Log home built in 2002
- 5,484 sq ft on 3 levels
- Dock and boatport with lift
- Poured concrete foundation with walkouts to the South, East and West sides of the house

**Access:** 10-15 minute boat ride from Northern Harbour. Accessible by ice road in the winter months.

**Taxes:** \$7,700.00 in 2024

**PIN:** 42120-0054



**Comments:** With just over 5,400 square feet of living space, this is one of the nicest and most well equipped off-grid log homes on the lake. Located on Lake of the Woods, this year-round log home takes in the most stunning sunsets with its endless western exposure down Moore Bay. The log home was built in 2001/02 and features five bedrooms and four bathrooms with over three levels of living space. The home is sitting on 6.7 acres of titled land with 225 feet of waterfront. The attention to detail that has gone into this build is second to none. The main floor has a large open kitchen with custom maple cabinets, granite countertops and Miele appliances. There is a private sunroom perfect for morning gatherings, a large dining room and a formal living area with a stunning fireplace all taking in views of the lake. Off the main floor deck is a very unique bridge to a tower lookout where the views from this area will never get old. There is a second kitchen on the main floor which houses an indoor cast iron pizza oven and Maplewood counter tops. As you walk downstairs to the lower level walk out basement there is additional living space, the large utility room with all of the off grid infrastructure, a wine cellar, a large walk in-fridge perfect for hunters who want to prepare wild game, all water systems and all battery banks.

The primary bedroom is on the third floor and is a large living space with ensuite shower, an additional third level room that is currently being used as a small gym, and a library for someone who wants to have an office at the lake. The home is heated with a propane in-floor radiant heat boiler as well as a large ventilated woodstove as a back up. There is a 270 foot drilled well with a water treatment system for potable drinking water and a certified septic system. At the water's edge is a large boat house with lift and two additional rooms that host a lakeside sauna and a work shop for all your lake toys and fishing gear. Don't miss out this rare opportunity to own one of the finest log homes on all of Lake of the Woods and start enjoying this year round getaway today. Please inquire about the many other details of the home as we have prepared a data sheet as well as a personal information sheet from the seller outlining more of the finer details.

**\$1,995,000**





### Improvements

- Certified septic field
- Large solar powered system. Propane generator as backup
- Well is 270 feet deep. Water treatment system for drinking water
- Year-round living
- Infloor radiant heat
- 10 foot high ceilings
- Built with Red Pine logs, cut and grown on site
- Starlink Internet
- Fire sprinkler system on all roofs
- Asphalt shingles new in 2017

### Additional Specs:



**5 BEDROOMS**



**4 BATHS**



**5,484 SQ. FT.**



**225 FT.**



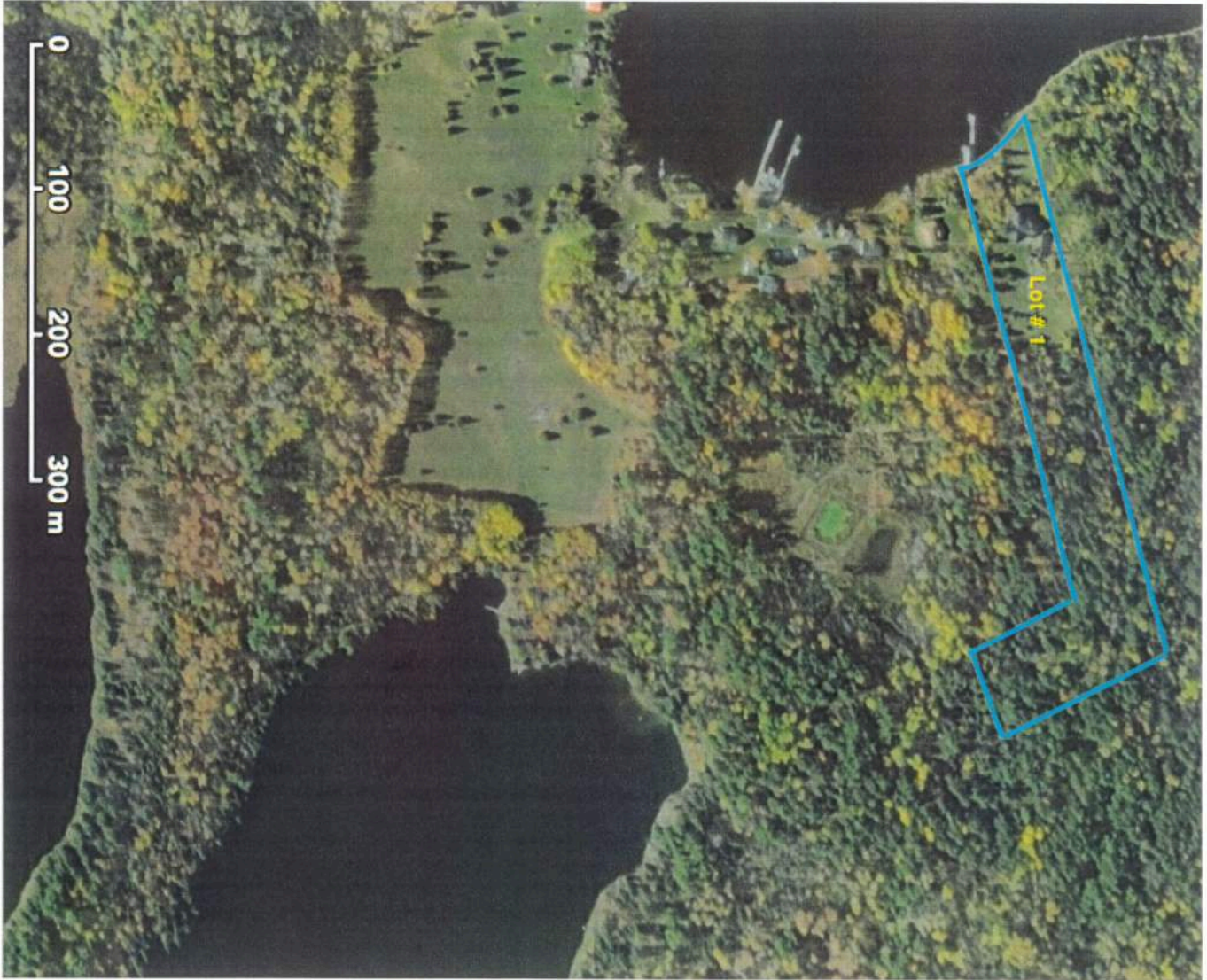


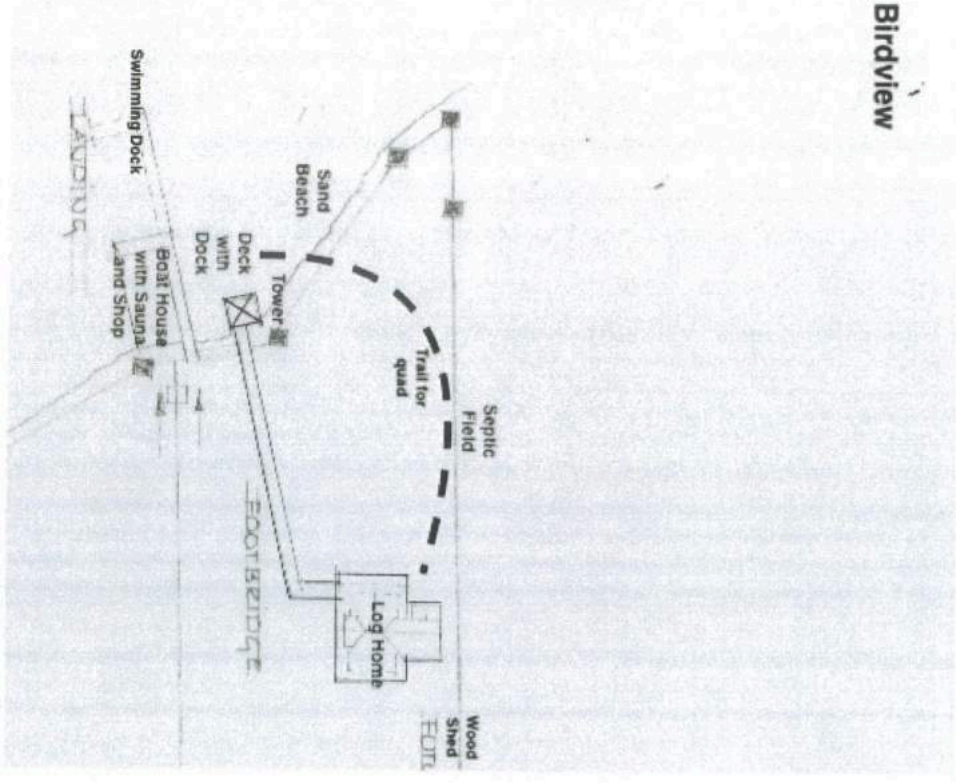


SCAN ME

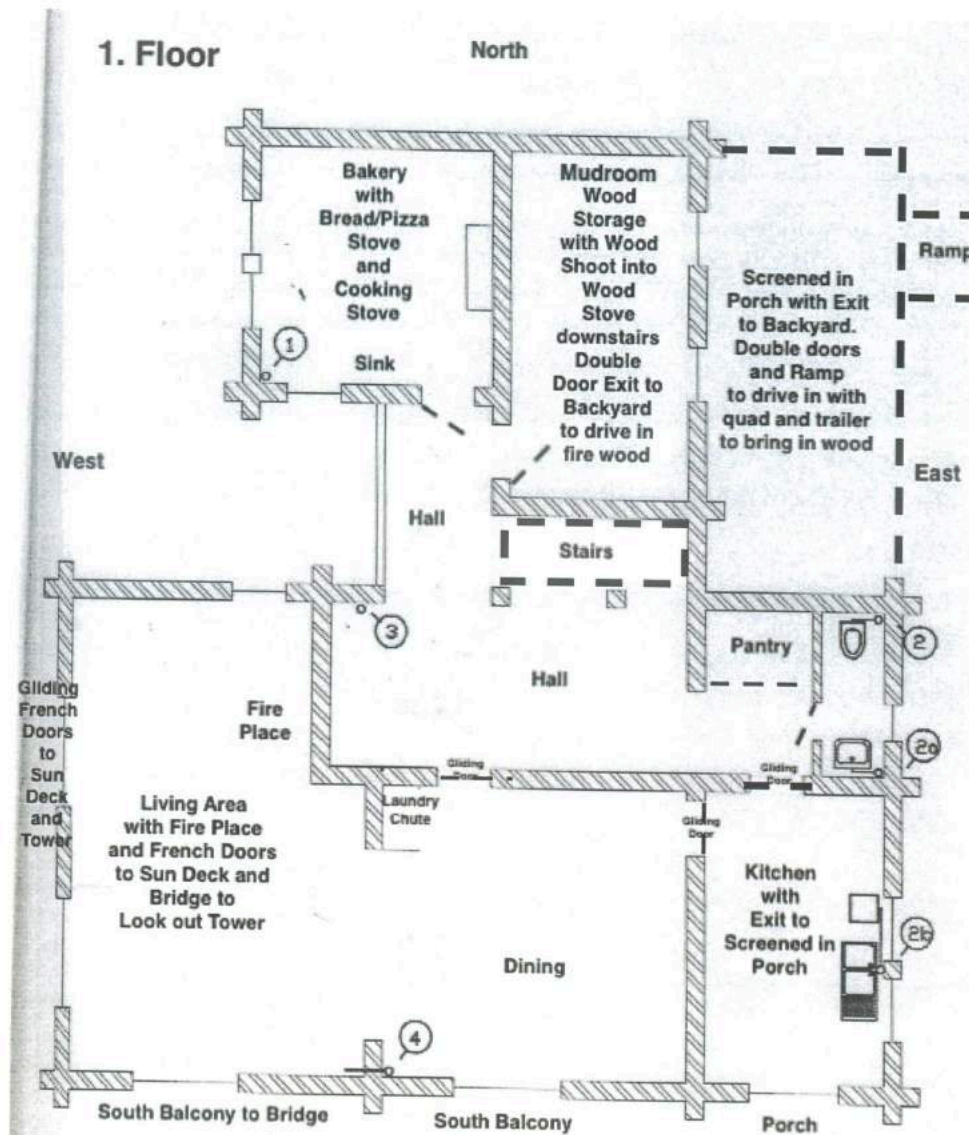


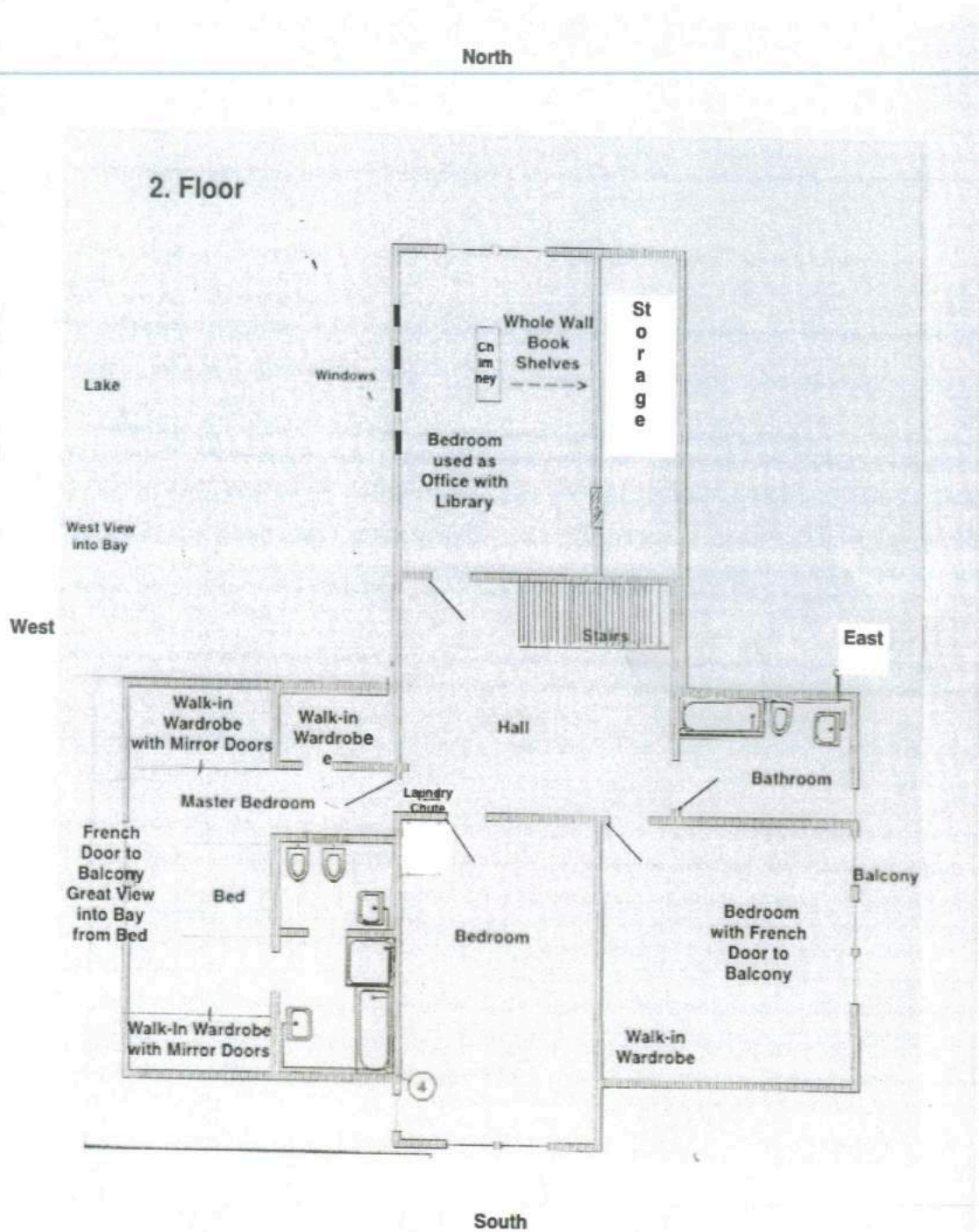














North

### Basement

West  
Lakeside  
Sunsets

