

Lot 1 Harbour Island

LISTING HIGHLIGHTS

FILE 4607

Water Access

Selling Features:

- 4 Acres
- 154 Feet of frontage
- Hot water on demand
- Close to Minaki amenities
- French drain throughout property
- Fire pit area
- Floating dock
- Fish cleaning shack

Access: East side of Harbour Island, SW of Sugarloaf

Taxes: \$539.24 in 2024

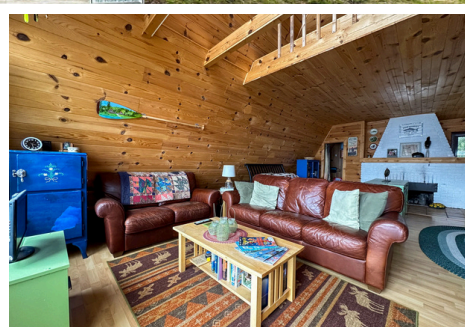
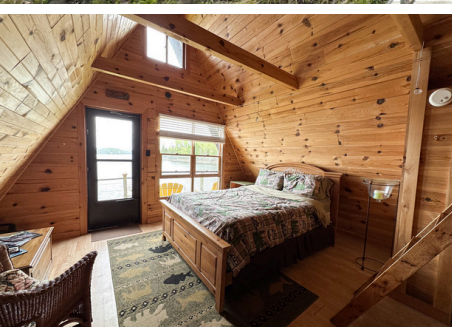
PIN: 42180-2036



Comments: Pristine location on Little Harbour Island, only Ten minutes by boat from Minaki. If you want to get away from it all and get refreshed this off-grid property is for you. There is the main cabin with a loft, fireplace, and woodstove plus two guest cabins for extra family and guests, all sitting on a low profile 2.25 acre titled lot with 154 feet of waterfront. The main cabin is 616 square feet plus a loft area and cabin 2 is 14x24 also with a loft. Cabin 3 is 14x24 with no loft. A newer solar system powers the main cabin and cabin 2. The shower house/ bathroom has on demand hot water and a composting toilet. The main cabin has propane appliances including a fridge and stove and the other cabins have cooktops, cabin 2 has a fridge. The cabins are all an open concept good water off the dock and a French drain through out the property keeps it dry. There is a large deck area between the main cabin and cabin 2 that could be developed into a large screen room with a scenic view of the lake. Harbour Island has some of the best fishing in the area and close to one of the most beautiful beaches around known as Big Sand Lake. Plenty of amenities in Minaki making this water accessible location a breeze to own and operate.

\$295,000

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Improvements:

CABIN A:

- Propane appliances
- Solar system
- Loft
- Fireplace
- Deck
- Hot & Cold Water

CABIN B:

- Attached deck
- Hot & cold water
- Solar system
- Woodstove
- Loft
- Grey water pit (Certified)

CABIN C:

- A-frame
- Sitting deck
- Buck storage room
- Bungalow style (no loft)

Additional Specs:



3 BEDROOMS



1 BATHS



616 SQ. FT.



154 FT.

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