



Lot 17 Leisure Island

LISTING HIGHLIGHTS

FILE 4613

Water Access

Selling Features:

- .55 Acre title lot
- 162 Feet of shoreline
- Medium to low profile
- 2022 Build
- Hot and cold running water
- Privacy shower with on demand hot water
- Shared ownership of Leisure Island beach and playground

Access: East side of Keewatin Channel

Taxes: \$884.88 in 2023

PIN: 42150-1567



Comments: Welcome to Lot 17 located on Leisure Island, Lake of the Woods! This .55 acre titled lot offers 162 feet of shoreline with a medium to low profile down to the water's edge. The 12 x 20 guest cottage was built in 2022 and is the perfect start while one designs a main dwelling or easily continues to use this setup. The cottage has a nice sitting deck over looking the water and hot and cold running water. There is a brand new lake drawn jet pump water system that feeds the cottage and the outdoor 6 x 6 privacy shower. The shower has its own electric hot water on demand system. The site has a 200 amp main panel service, woodstove, outhouse and a newer floating dock that sees around 6 feet of depth which is perfect for swimming and mooring boats. Leisure island is a short easy boat ride from any of the major marinas in the area and a close 10 minute boat ride to downtown Kenora, Royal lake of the woods yacht club and plenty of other destinations the area has to offer. This titled lot also comes with shared ownership in the Leisure Island community beach and playground area which is less than a 5 minute walk away! Don't miss out on this rare opportunity to own a newer turn key cottage in a great location on Lake of the Woods!

\$275,000



Improvements:

- 12x 20 Guest cottage
- Sitting deck overlooking water
- 200 Amp service
- Woodstove
- Outhouse
- Floating dock

Additional Specs:



1 BEDROOMS



1 BATHS



240 SQ. FT.



162 FT.



SCAN ME



