

# 1 Corkscrew Island

## LISTING HIGHLIGHTS

**FILE 4614**

**Water Access**

**LOTW**

Selling Features:

- Sand beach shoreline
- Solar system
- Flat and manageable property
- Walkable trail system
- Close to Clearwater Bay mainland
- 1.20 Acres
- Deck and dock ready for entertaining

**Access:** South of Clearwater Bay on  
Center Channel

**Taxes:** \$1,247.58 in 2023

**PIN:** 42150-1793/1789



**Comments:** A perfect package on Corkscrew Island awaits you here! Main cottage, guest cottage, septic system, and a sand beach shoreline that gives you an endless sunset view. The two bedroom main cottage has been extensively renovated and will highlight pride of ownership with all the necessary touches of comfort and convenience. The secondary bathroom for the main cottage is just a few steps from the back door where you will find the attached laundry area and updated solar system.

The more recent guest cottage has two bedrooms and one bathroom that is connected to the main septic system. Perfect for company or teenagers that want their own space. Only a few minor finishing details are required to make this guest cottage completely independent from the main cottage.

This property is flat and easy to manage. The trail system is fantastic for exploring and gives you the ability to feel the room you need to breathe when enjoying lake life! Easy boat ride from Clearwater Bay area makes this island living manageable for the entire family.

**\$525,000**



### Improvements:

- Main cottage plus guest cottage
- Septic system
- Main cottage has been extensively renovated
- Propane fireplace
- Wood exterior with asphalt shingles
- Storage shed on property
- Hardwood floors

### Additional Specs:



**2 BEDROOMS**



**2 BATHS**



**768 SQ. FT.**



**170 FT.**



SCAN ME



