

305P Treaty Island

LISTING HIGHLIGHTS

FILE 4616

Water Access

Lake of the Woods

Selling Features:

- 3.87 acres
- Southern views
- 394 feet of frontage
- Sand beach

Access: South of Devil's Gap

Taxes: \$2,772.64 in 2023

PIN: 42150-0520

Note: Flexibility with agents and buyers will be required for showings to accommodate the rental schedule that was previously determined before the listing commenced.



Comments: There's something pretty incredible about this place, so if you are a lover of history and stories, this might be the one for you. A few years back, when the previous owner acquired this property, they decided that instead of tearing down the cottage, they would incorporate it into the design and build their new cottage around it. A builder's nightmare, perhaps, but a very cool concept that both honors the past and gives this cottage a unique charm. Somehow, even that old wood smell still lingers in the original bedrooms. The heart of this cottage is the impressive stone fireplace, the focal point of the main living room, which is also part of the original build. It's the perfect place to cozy up with a good book or watch a movie on a rainy day. Views of the lake are abundant, whether dining or heading to bed, as this cottage sits high up among old pines and birch trees. Speaking of the lake, you won't believe this boat house. It has docking space galore, a kitchen and walk-up bar, plus a screened-in area to watch sunsets and exchange fishing stories. Perfect for families, this property features a sand beach and a diving tower off the boathouse. After swimming, relax in the newly built screened-in porch, which features a large hot tub. Six bedrooms and four bathrooms means everyone will enjoy their own space when needed. In general, this property has excellent privacy thanks to the abundance of trees that separate the nearest neighboring cottages. Treaty Island is only a few minutes away from downtown Kenora by boat, so you'll never be far from all the amenities. This cottage is move-in ready, and all furniture and appliances are included. Consider spending your lake days on Treaty Island. It is ready and waiting for you.

\$2,195,000



- Electric baseboard heat
- Fireplace
- Services include hydro, high speed internet, and telephone
- Lake drawn water
- Septic system
- Poured concrete foundation
- Old world charm
- Asphalt Shingles
- Hot tub
- Generac 2.4 KW back up generator
- Jetted tub
- Hardwood floors
- 56' x 50' Boathouse with mezzanine and outdoor kitchen area
- Separate deck areas

Additional Specs:



6 BEDROOMS



4 BATHS



3,000 SQ. FT.



394 FT.





SCAN ME





