



LISTING HIGHLIGHTS

5 Bear Paw Trail

FILE 4618

**Water Access
Lake of the Woods**

Selling Features:

- Stunning views with amazing curb appeal
- Level lot with above average privacy, south exposure and deep water frontage
- Energy efficient build with ICF foundation, geo-thermal heating and cooling and all triple pane windows
- 4-season attached sun room
- Drive-in winter access
- On-site bulk fuel with pump for your toys



Comments: STUNNING This newer construction year-round cottage was built to exacting standards with comfort and low maintenance in mind and WOW does it have curb appeal! If you've ever boated through Welcome Channel, you will recognize this place. Now it can be yours! Offering a total living area of 2,788 sq ft with 4 beds and 4 baths with generous room sizes and all the modern conveniences like geo-thermal heating and cooling, Star Link high speed internet, monitored alarm, remote wi-fi enabled thermostat, centrally-metered underground hydro service and much much more. Relax on your choice of tiered and hardscaped patios or down on the oversized pipe dock or head indoors to the attached four season (14' x 20') sunroom. When the evenings cool off hop in the hot tub! Extended stay visitors or the kids will enjoy their own space in the insulated and heated bunkhouse and snowmobilers will love the detached (36' x 36') heated garage with 10' ceilings. The view from this level and low profile 1.5 acre titled lot is absolutely breathtaking and its 270 feet of deep water shoreline make it an enviable location for boating enthusiasts and swimmers alike. Don't miss the opportunity to own this amazing cottage in a great LOTW location! View by Appointment-Only, please.

\$2,289,900



Access: Water access only. Potential of road access if NORPEN Road Association can successfully renegotiate terms for crossing Washagamis Bay First Nation. Through the S turn past Holmstrom's marsh and head to the north side of Welcome Channel. Sign is posted on boat port.

Taxes: \$3,727.51 in 2023

PIN: 42150-1714

Additional Specs:



4 BEDROOMS



3 BATHS



2,788 SQ. FT.



270 FT.





SCAN ME



