

Lot 1 Zig Zag Island

LISTING HIGHLIGHTS

FILE 4622

Water Access

Selling Features:

- Medium profile with panoramic sunset views
- Northwestern exposure
- Crown land on west side
- Turnkey other than personal items
- 0.9 acres with cedar and pine trees

Access: Water accessible during the summer months. 5-10 minute boat ride from Pye's Landing directly south to Zig Zag Island. For Sale sign is posted on the deck. Near Zig Zag Yacht Club.

Taxes: \$1,372.51 in 2023

PIN: 42150-1628



Comments: With only a 5-10 minute boat ride from Pye's Landing, this water accessible cottage is worth it! Zig Zag Island is where you will find this charming three bedroom, one bath 840 square foot seasonal cottage. Everything at this cottage is done and when we say just bring your food and clothes we mean it! The cottage is sitting on 0.90 acres of titled land with 152 feet of waterfront. This is a very private lot with crown land to the west, nestled in to an amazing cedar grove. The cottage was built in 1974 and has seen extensive renovations and improvements over the years. This unique loft style construction features an open concept main floor with three bedrooms in the upper loft area. The cottage foundation is post on bedrock with 100 amp hydro service, baseboard heating and a woodstove for those cooler spring and fall days. The cottage is fully insulated and could be used in the winter via ice road that runs right past the front of the property.

The oversized decks offer plenty of sitting/entertaining room for family and friends. A 16' x 14' detached sunroom was constructed in 2013 and is the heart of the property. At the water's edge is a large U shaped dock with deep water frontage and a lakeside sauna that also shares a small sleeping bunk. From the dock, the manicured pathways lead you right to the cottage. All buildings have metal roofs (2018), maintenance free siding and newer double pane PVC windows. At the back of the lot is a new 8' x 12' shed with power. If you are looking to be in Clearwater Bay, enjoy the easier side of lake life and to be close to all amenities such as Zig Zag Yacht Club, Pye's Landing and Rockeries Marina then look no further as this meticulously cared for cottage is waiting to be enjoyed for many years to come. Offers to be presented as received. One boat slip at Pye's Landing is available to be transferred with the sale of the cottage. Inquire today!





\$599,900



Improvements:

- Maintenance free siding and windows
- Metal roof (2018) on all buildings
- 100 AMP Hydro
- Dock with steel beam and wood construction, cedar sauna and shed
- Double pane newer PVC windows
- Composting toilet/outhouse
- Screen room with insulated pine walls (2013)
- Main house is insulated for winter use, (no water in the winter) with post and beam construction, Cedarwood interior and woodstove heating
- Vaulted ceilings
- Large deck area
- 8' x 12' shed with power
- Newer appliances
- Sunroom with speakers

Additional Specs:

	3 BEDROOMS		1 BATH
	860 SQ. FT.		156 FT.





SCAN ME



