

Lot 3 Big Duck Island

LISTING HIGHLIGHTS

FILE 4622

Water Access

Lake of the Woods

Selling Features:

- 0.73 acres
- 185 feet of waterfrontage
- Southern exposure
- Medium profile
- View of crown land to the south

Access: 5 minute boat ride south of Sugar Bay Marina

Hydro One Costs: December 2022-October 2023 - \$794.84

Taxes: \$1,952.83 in 2023

PIN: 42150-0707



Comments: Located in the heart of Clearwater Bay, within a 5 minute boat ride from Sugar Bay, is this three bedroom, one bathroom seasonal island getaway. The cottage was originally built in 1967 and has had recent renovations with a large addition in 1988. The cottage is sitting on 0.73 acres of titled land with 185 feet of deep water frontage. The southwestern view of the island is looking at crown land, taking in views of the bay. There are a total of 10 cottages (all titled) on the island. The cottage features three nice sized bedrooms with one four piece bathroom (composting toilet), and a large open concept main floor living space and attached (24' x 10') sunroom. At the water's edge, you will find a nice sized pipe dock with a large L-shaped floating section. Lots of room for parking watercraft and for swimming! The cottage is heated with a woodstove and baseboard electric heat, 100 amp hydro service and an additional outdoor shower. Very close to many local amenities, the Zig Zag Yacht Club and Pye's Landing for all your fuel needs. If you are looking for a seasonal getaway located in one of the most desirables areas of Lake of the Woods, then make this island retreat your very own and start living the lake life today! Offers to be presented as received.





\$449,000

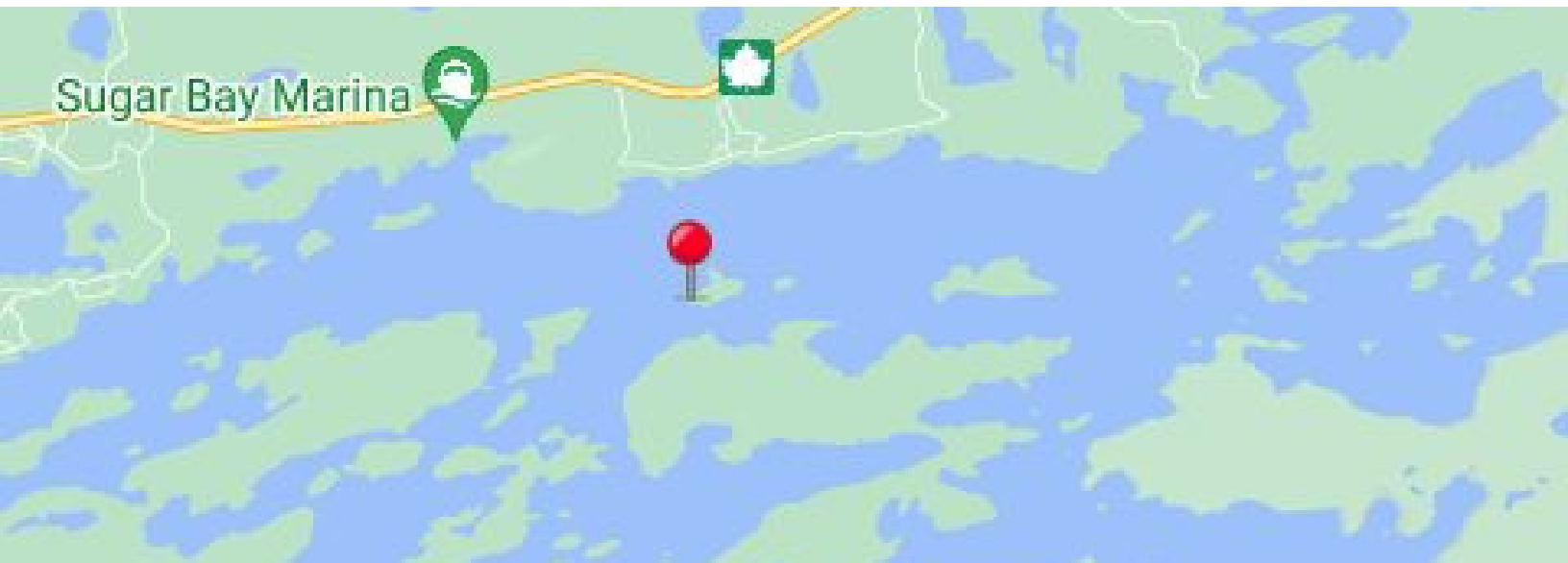


Improvements:

- Built in 1967 with addition in 1988
- New jet pump lake drawn water system
- Composting toilet
- 24' x 10' attached screen room
- Deepwater frontage
- Newer pipe dock (March 2016)
- Laminate floorings
- 3 pc bathroom with bathtub and shower
- Additional Outdoor Shower
- New appliances (2016)
- Asphalt shingle roof (2010)
- Post on pad construction
- 100 AMP hydro electricity

Additional Specs:

	3 BEDROOMS		1 BATH
	1,564 SQ. FT.		185 FT.





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