

PCL 1288 Labyrinth Bay

LISTING HIGHLIGHTS

FILE 4632

Water Access

Lake of the Woods

Selling Features:

- 31 acres
- Titled Land
- 2800 feet of water frontage
- Southeast view
- Excellent privacy
- Unorganized territory

Access: 10 minute boat ride from Ash Rapids Lodge. Water access to Ash Rapids in the Labyrinth. For Sale sign posted on dock.

Taxes: \$582.50 in 2023

PIN: 42150-1136



Comments: Remote cabin in the woods with the ultimate privacy and 31 acres of titled land with 2,800 feet of waterfront. Welcome to Labyrinth Bay "Eagle's Nest" on Lake of the Woods! Just a short 10 minute boat ride through Ash Rapids is where you will find this ultimate getaway. "Eagle's Nest," as affectionately nicknamed by this long time owner, has been an amazing destination; really getting away and experiencing a quiet remote cabin with some of the best views, fishing and exploring the lake has to offer. The (16' x 26') cabin was built in 1996 and offers enough room to easily sleep 6 people. There is a woodstove for heat and an electrical hook up for a small generator to run the lights and power outlets. There is also a propane hookup for the off-grid fridge and stove. The walls have an R-value of R12 and the ceiling and floor are R20. The seller has used the cabin in the winter months which is easily accessed via snowmachine. The walls are (2' x 4') and the floor and ceiling are (2' x 6') construction. The foundation of the cabin is sitting on (8' x 8') timbers with poured concrete pads. At the water's edge, there is a small floating dock and a (12' x 12') storage shed which can easily fit a quad or snow machine.

If you have been looking for a remote cabin for fishing and hunting with a large piece of private acreage - then this is it! Properties like this rarely come to market, making this a needle in a haystack and now is the opportunity to own this piece of remote paradise.

\$299,000



Improvements:

- Built in 1996
- Hunting and fishing cabin
- Woodstove
- Walls (2' x 4')
- Ceiling and floors (2' x 6')
- Cedar interior/exterior
- pine flooring
- Poured concrete footings with 8' x 8' timbers
- Sleeps 6
- Propane appliances
- Generator hook up
- Outhouse

Additional Specs:



416 SQ. FT.



2,800 FT.





SCAN ME



