

Part 1 Pine Meadow Drive

LISTING HIGHLIGHTS



FILE NO. 8084

Welcome Channel Vacant Lot

Lot:

- 2.1 acres
- 299 feet of water frontage
- Well treed with great privacy
- Sheltered protection
- Deep water frontage
- East exposure
- Road at rear for easy driveway access
- Many different build site options
- Rock shoreline to secure shore dock

Services: Hydro, telephone and Internet available.

Taxes: \$981.60 in 2023



Access: Water access only—easy ice road access in winter months. West of the Tangle—North of Thompson Island—Near east entrance of Holmstrom's Marsh.

Comments:

Here is your opportunity to build your dream cottage in the heart of Lake of the Woods! A great jump off location to get to the fishing grounds and the quiet solitude of the wilderness out your back door. This vacant lot is positioned in a quiet sheltered bay that offers good water depth and great build site options for both cottage and dock. Hydro and telephone are available at this location making it easy to feel comfortable at the lake! The profile is gradual and offers the ability to have a medium profile site giving you a nice view out of the bay. Great tree cover with a mix of species giving you the ability to keep your lot private as well as capturing the view of the lake. If a build is an option, then give us a call to discuss this one.

\$399,000

