

295P Rogers Island

LISTING HIGHLIGHTS



FILE 8120

Lake of the Woods

Water Access

Vacant Lot

Selling Features:

- 8 acres
- North facing
- 1,740 ft of frontage
- Hydro available

Access: Water

Taxes: \$600 in 2023

PIN: 42150-3319



Comments: Rich in history. Endless in potential.

This landmark property is where the original Rogers camp was constructed that hosted Royal family members and prominent political figures such as Winston Churchill. You feel the historical significance here immediately once you step on this 8 acre parcel on the south east corner of Rogers island. You will also see remnants of the past when you stumble upon the original concrete stairs and the tennis court posts from the 1930's! With a dynamic shoreline and multiple exposures you can really treat this one as a blank canvas and write a new narrative for the history books.

There is a sand beach on the south side and also a cove that would create a perfect sheltered spot for a boathouse. Hydro is available on site and should be an easy install on the location you choose. The trail system throughout Rogers Island is shared and enjoyed by the longtime occupants of the island and makes a great way to explore nature and not feel isolated to one area. A must see if you are considering a dream build within a short distance to town.

\$1,200,000

