

LOT 6 Pt. 6 Rogers Island

LISTING HIGHLIGHTS



FILE 8125

Lake of the Woods Vacant Lot

Selling Features:

- 20 acres
- 3300 feet of shoreline
- North and south exposures
- Beautiful mature pine trees
- Small natural sand beach areas
- Interior trails
- Spectacular build site on north shore with a sheltered cove for a Boathouse
- Hydro available
- Rock bay (south side) provides shelter
(Be careful navigating!)

Access: Proximity to town and mainland parking - 5 minutes from Devil's Gap Marina

Taxes: \$600.00 in 2023

PIN: 42150-3321



Comments: If privacy and acreage is high on your list, you must consider Rogers Island. This property has frontage on the North and South sides which offers unique build sites depending on preferences of exposure and shelter. Trails through out the island allow you to walk and feel all the visceral aspects of nature. The close proximity of this island to Kenora gives you the safety and convenience of a short boat ride but allows you to truly escape upon your arrival!

\$1,500,000

