

LISTING HIGHLIGHTS

EB 1722 Boys Clearwater Bay

FILE 4629

Road Access

Lake of the Woods

Selling Features:

- 1.7 acres
- Surrounded by crown land
- Unobstructed road accessibility
- Within Clearwater Bay Restricted Area
- 313 feet of deep water frontage
- 66' shore reserve is owned to the highwater mark
- Low profile
- Southeastern exposure

Taxes: \$4,939.06 in 2024

PIN: 42140-0668 (shore reserve);
42140-0172

Directions: Highway 17 West. Take the road directly across from Crazy Nick's on the west highway. Pointer signs will lead you directly to the cottage.



Comments: This legacy property has never seen the open market and now is the chance to own it! Rarely do properties with this much privacy ever come up in the heart of Clearwater Bay! Surrounded by crown land is where you will find this private 1.7 acre titled road accessible property that features a natural sand deposit and a good mix of Canadian shield bedrock amounting to 300 +/- feet frontage owned to the highwater mark. The cottage has seen many improvements over the years with a few additions that are build right on the water's edge. Featuring 2,500 +/- square feet of bungalow style living with 5 bedrooms and 2.5 bathrooms, a large family room and kitchen/dining room separating the two wings of bedrooms. The whole cottage has been designed to take in the very best views of Clearwater Bay. The open concept kitchen/dining area will not disappoint as you cannot seem to get away from that low profile view. The oversized living room has a large handmade stone fireplace, a custom wet bar for entertaining family and friends with an attached modern sunroom with Weatherwall windows. Two bedrooms and one four piece bathroom are located on the West wing of the cottage with an additional bedroom off the kitchen. The East wing of the cottage houses an additional bedroom, main floor laundry room, ventilated hot tub room with a half bathroom and a hallway leading you to the primary bedroom. The primary has a second custom made fireplace, full ensuite bathroom and a private office for those who choose to work at the lake. At the water's edge, you will find a recently decked sitting area that leads you to a "walk across bridge" where on the other side is a double stall boathouse with roof top patio and separate sleeping quarters for overflow guests. The primary heat source in the cottage is baseboard heat, 200 amp hydro service, certified septic field and lake drawn water system. You will never find another property like this as there are only a handful in this highly desirable part of the lake. Inquire today and become apart of this legacy property you can call your very own. Minutes boat ride to Pye's Landing, Zig Zag yacht club and Ash Rapids Lodge for fine Lake of the Woods dining. Offers to be presented as received. Listing Agent to be present on all showings.

\$3,200,000



Improvements

- Natural sand deposit
- Double stall boathouse with roof top patio and sleeping quarters
- +/- 2,500 sq. ft. of living space
- Beam and Perlen construction
- Suncoast sunroom with Weatherwall windows
- Certified septic field
- 200 AMP hydro electric service
- Half log siding
- Oversized family room with custom wet bar

Additional Specs:



5 BEDROOMS



3 BATHS



2,500 SQ. FT.



313 FT.





SCAN ME

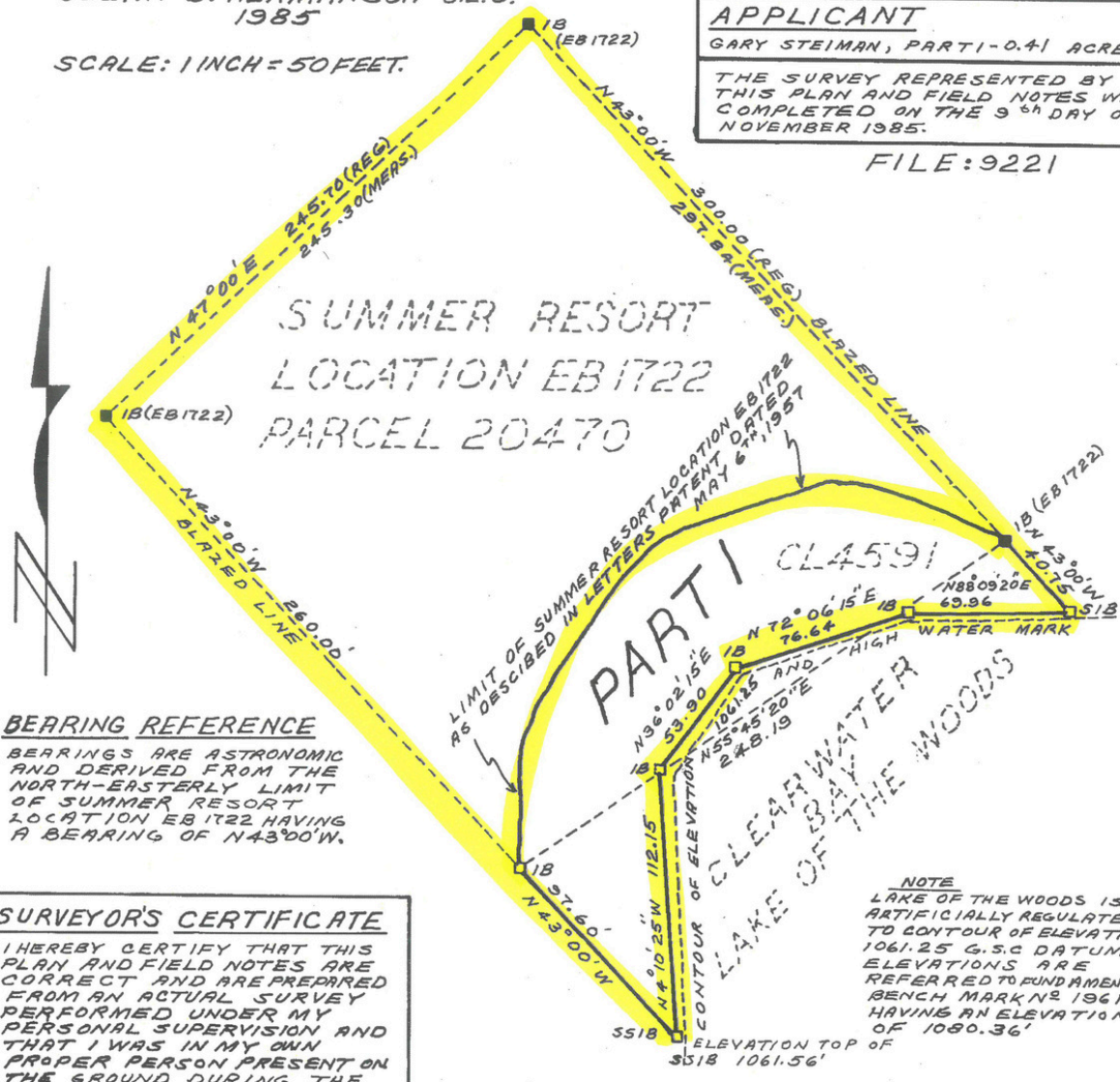




PLAN AND FIELD NOTES OF
LOCATION CL4591
TOWNSHIP OF BOYS
DISTRICT OF KENORA
GLENN D. HERMANSON O.L.S.
1985
SCALE: 1 INCH = 50 FEET.

DATE July 15, 1986
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF KENORA.
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
S.B. PANTING
SURVEYOR GENERAL,
MINISTRY OF NATURAL RESOURCES
June 25, 1986
PART I - CROWN.
CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.
APPLICANT
GARY STEIMAN, PARTI-0.41 ACRES
THE SURVEY REPRESENTED BY THIS PLAN AND FIELD NOTES WAS COMPLETED ON THE 9TH DAY OF NOVEMBER 1985.

FILE: 9221



BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE NORTH-EASTERLY LIMIT OF SUMMER RESORT LOCATION EB1722 HAVING A BEARING OF N43°00'W.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE CORRECT AND ARE PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION AND THAT I WAS IN MY OWN PROPER PERSON PRESENT ON THE GROUND DURING THE PROGRESS OF SUCH SURVEY

Glenn D. Hermanson
GLENN D. HERMANSON
ONTARIO LAND SURVEYOR

NOTE
LAKE OF THE WOODS IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 1061.25 G.S.C DATUM. ELEVATIONS ARE REFERRED TO FUNDAMENTAL BENCH MARK # 1961 HAVING AN ELEVATION OF 1090.36'

- LEGEND**
- SIB DENOTES STANDARD IRON BAR
 - SS18 DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - EB DENOTES ERIC D. SEWELL O.L.S.