

# Lot 5 Gold Point Welcome Channel

## LISTING HIGHLIGHTS

**FILE 4633**

**Water/Ice Road  
Accessible  
LOTW**

### Selling Features:

- 177 feet of waterfrontage
- Owned to the highwater mark
- 2.09 acres
- Unorganized territory
- Titled land
- Low profile
- Southern exposure
- Low maintenance property

**Access:** Welcome Channel to Gold point  
Subdivision close to S Island. Winter  
access on ice road.

**Taxes:** \$953.39 in 2023

**PIN:** 42150-1239



**Comments:** Built in 2009, this year round cottage has all the pleasures of home wrapped into this amazing lakefront site. Part of the Gold Point Subdivision (Welcome Channel), this year round cottage is sitting on a +/- 2 acres of titled land with 177 feet of low profile waterfront owned to the high water mark. The cottage features four bedrooms and two bathrooms spread out over 1,278 square feet of total living space on a open concept bungalow style floor plan with an additional 7 foot walk out crawlspace that could be developed in the future. The high efficiency Geothermal system easily keeps the home warm during the winter months and cool during those hot summer days. There is also a high efficiency BIS airtight wood stove insert to help take the chill off during those cool fall days without having to run the main system. The main living room takes in fantastic south views through the triple pane windows looking right over the water. The primary bedroom features a 4pc. ensuite and walk in closet, the attached screen room is located at the west wing of the cottage - perfect for entertaining on summer nights. The large wrap around deck takes you from the screen room all the way around to the back where there is a rear entrance and a nice BBQ area close to the kitchen.

At the water's edge are two separate docking areas. One can be used for overflow parking for family and friends while the brand new main pipe dock (2022) can accommodate five vessels with ease. The dock has been designed to house a boatport with lifts if someone was looking to develop on top of the already existing structure. This particular site can easily be accessed during the winter months with the main ice road be located right out front of the cottage.

Don't miss an opportunity to own a meticulously cared for property that can be enjoyed all four seasons of lake life. Offers to be presented as received.

**\$1,049,000**









**Improvements:**

- Built in 2009
- Hardwood floors
- Certified septic field
- Lake drawn water
- Bungalow style construction
- Insulated 7' high crawlspace
- Open concept main floor living
- Triple pane windows
- New pipe dock (2022)
- 200 AMP Hydro service
- New hot water tank (2022)
- 4 season home/cottage
- Concrete foundation

**Additional Specs:**

 <b>4 BEDROOMS</b>	 <b>2 BATHS</b>
 <b>1,278 SQ. FT.</b>	 <b>177 FT.</b>







SCAN ME





