



Lakefront Homes, Cottages and
Condominiums, Private Islands,
Subdivisions and Resorts

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“Dedicated to Lakefront Property”

Subject Property: Private Island at Big Narrows, Lake of the Woods



Location: Situated just west of Big Narrows, this private island is adjacent to a north-south navigation route traversing Lake of the Woods. The Grace Anne base camp is the nearest neighbour, while Big Narrows Lodge and Wiley Point Lodge are minutes away. This section of Lake of the Woods is very scenic, largely undeveloped, with a predominance of crown lands and crown islands.

www.LakeoftheWoods.net

Property: This beautiful island is recorded as having 8.9 acres of titled lands. The undulating rocky shoreline is indicated as being 3573 feet long. The water frontage includes various points and coves with nice waters for swimming and boating. The lands boast an exceptional stand of mature cedar trees adjacent to the southern existing building site while mature pines and diverse foliage also contribute to the majesty of this property. The island has both low profile shores and higher elevated plateaus. There are countless perfect building sites enabling all manner of views and exposures. There are no building permits required in this vicinity. The next owner could build a modest cabin of 1000 sq. ft. in size or an amazing leisure home 3 times that size at their own sole discretion.

Improvements: There is a modest 1 bedroom cabin presently on site with cooking facilities and a little deck. There is also a storage shed, outdoor privy, and a dock.

Services: Remote services ideally suitable for this location include efficient modern solar systems, windmills, automatic start/stop generators, and bulk propane where a large tank can be rented for approx. \$150 a year in order to fuel propane fridges, stoves, heaters, barbeques, etc. Cellular service and internet service are potentially available.

Comments: This quality of private island in this quality of serene location is rarely available and difficult to find otherwise. Persons seeking the ultimate in privacy and lake enjoyment should see and buy this island without hesitation.

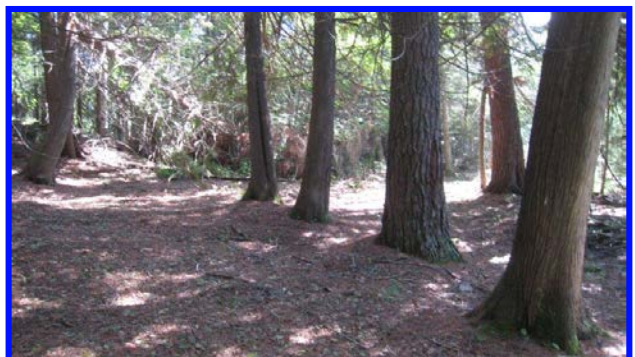
Taxes: \$58.40 for 2014

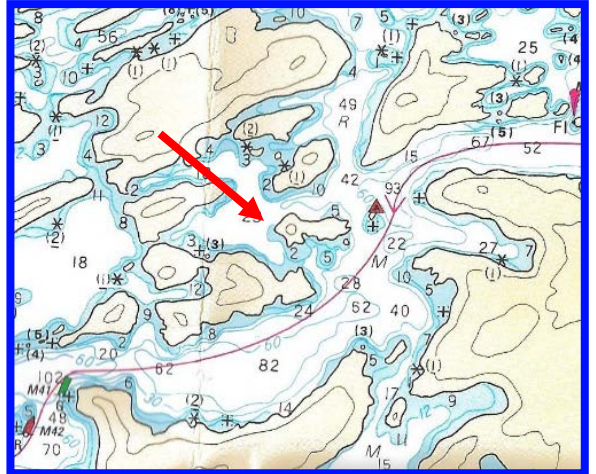
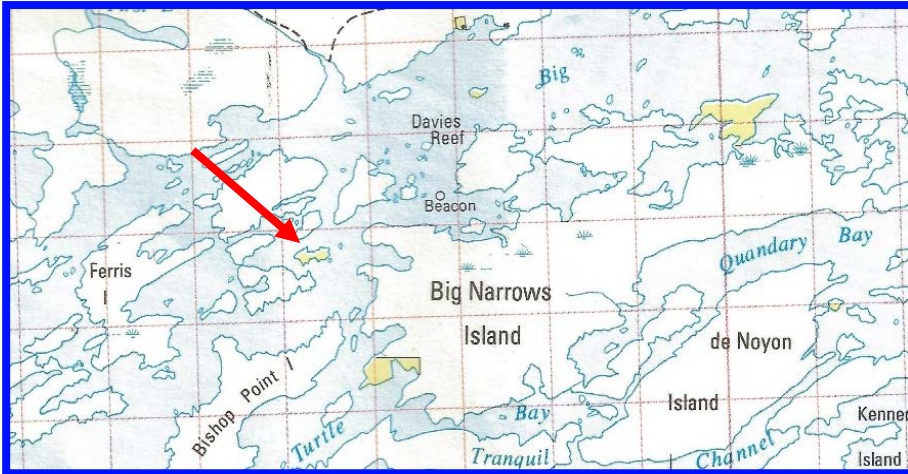
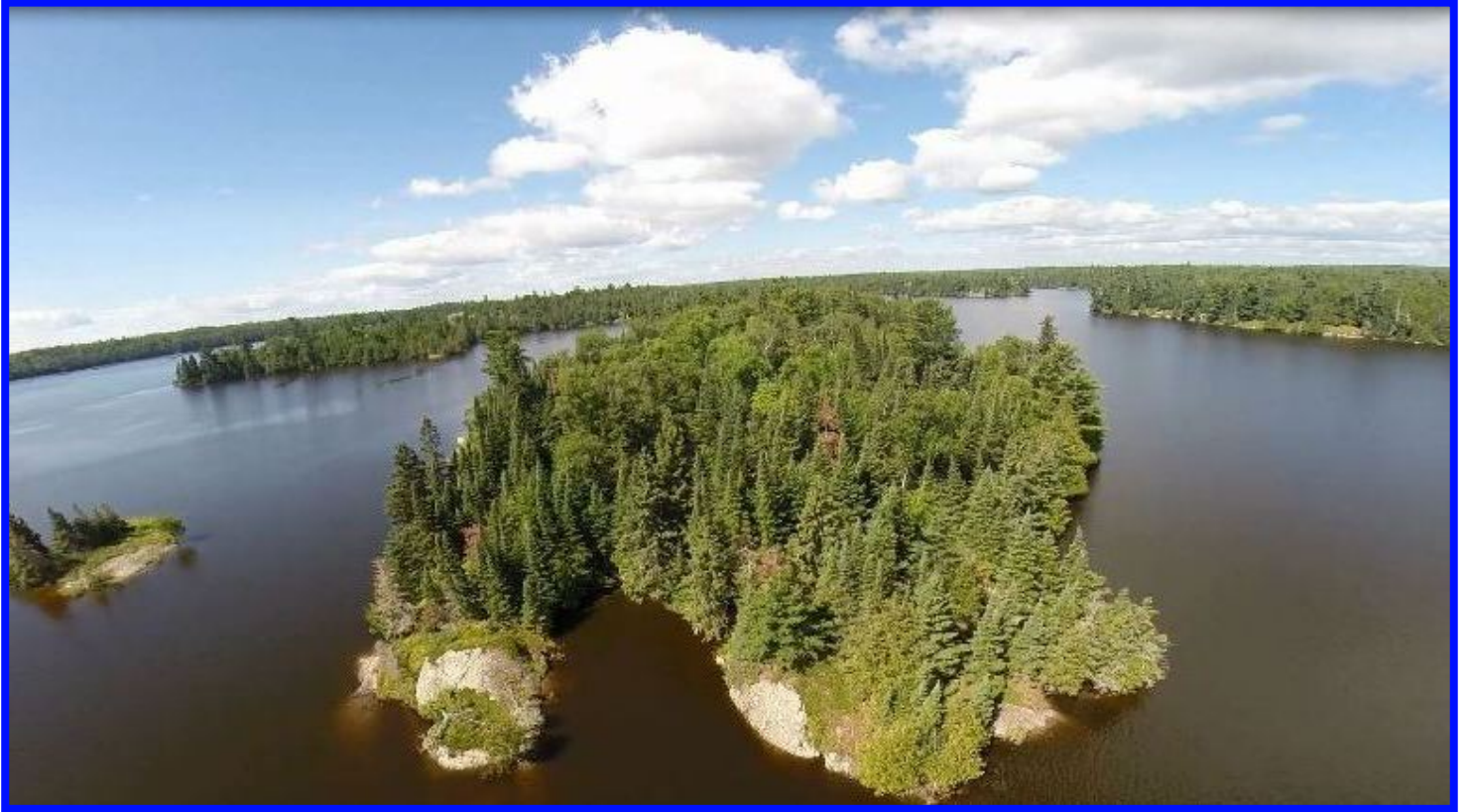


Asking Price: \$595,000

Viewing by Appointment Only! – Contact listing broker 7 days a week @ 467-2323

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