



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

*Duncan Carmichael – Broker of Record  
Ian Carmichael – Real Estate Broker*

***“Dedicated to Lakefront Property”***

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**Subject Property: Private Island, LOTW – Asking Price: \$499,000**



Due east of Monument Bay; northeast of Angle Inlet; and south of Bishops Point – this 7.22 acre private island has 3336 feet of dynamic Lake of the Woods shoreline! The island has two harbours and a sand beach on an isthmus connecting two distinct land masses – rather like two islands connected by a beach bridge. Very unique!

The island is nicely treed and has attractive topography. There are level grounds and varying profiles that avail numerous stellar building sites. The property is undeveloped in natural state. You can create your perfect island getaway from a blank canvas in “Unorganized Territory” where there are no building permits or design restrictions for one or three cottages. Taxes are exceedingly low.

This island has nice adjacent waters for docking and recreating; where the two sheltered harbours provide enviable docking options. These harbours would be suitable for large watercraft or a floatplane with ample options to consider a boathouse for regular craft. Fishing in this vicinity is very productive and diverse.

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**Contact listing broker 7 days a week @ 466-2323**

*All information is from sources deemed reliable, but no responsibility is assured regarding accuracy thereof.*

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