



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

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“Dedicated to Lakefront Property”

Subject Property: PRIVATE ISLAND, LAKE OF THE WOODS



Location: Perfectly situated by considered measures. This island is within a mere 11 minute boat ride from several marinas, with shelter from changing winds via diverse channels en route. This location is “just” removed from the lights and sounds of civilization; having panoramic views of scenic islands in all directions, with Scotties beach in the distance. There is excellent fishing nearby; big water for sailing; sheltered channels for paddling or skiing. This island has access to all modern services, and may also be accessed in winter. The predominance of these shores are exceedingly private.

www.LakeoftheWoods.net

Subject Property: One of the very last virgin islands near to Kenora; held in current family ownership since 1896. A blank canvas such as this will soon be unavailable at any price. This pine treed island has 13 acres of supreme privacy with a rolling terrain and varying profiles from low to medium/high. The island has 3200 feet of meandering shoreline around its perimeter which includes 3 inlet bays and a small sand beach. The size and exposures of the island provide a multiplicity of enviable potential building sites that could service family interests in perpetuity, with sufficient inlands to support services and infrastructure, walking trails, recreation facilities. A fabulous diversity of treecover includes majestic white pines.

Services: Electricity and hard line telephone services are adjacent to the island and available for connection by submarine cable. High speed internet service is also available. Bulk heating oil and propane is available for delivery by barge to also fuel potential furnaces or appliances. Lands are ample to install proper septic systems. Monitored alarm and security services are available.

Comments: There is no greater definition of property boundaries than that of a private island, and this island property is owned to the high water mark of the lake. There is no higher attainable level of perfect privacy than ownership of a private island. Given its size, this island is similar to owning a small neighbourhood. This island is situated within unorganized territory. There are no building permits required to build one cottage or three. The next owner has the freedom to unleash their architect on one of the finest freshwater lakes in North America.

Price: \$2,100,000

Lake of the Woods:

There is a freshwater jewel of an immense lake that boasts 65,000 miles of wilderness shoreline, having over 14,000 islands – with most of them crown owned in natural state. Boating within these sheltered and pristine waters is a great pleasure; where private anchorages, warm swims at a beach, and walleye shore lunches are a staple pastime. Twenty minutes with or without a GPS can find you anchored in the sun or trolling in the serenity of a quiet bay with nary a sound but the splash of fish and wildlife, with the occasional passing of other boaters. Come wintertime, there is nothing quite like shorelining drifted islets adjacent to marked and groomed snowmobile trails throughout this wonderland, returning to a moonlit hot tub and crackling fireplace.

Kenora, Ontario:

There is nothing a recreationalist or cottage owner needs they can't buy in Kenora and there is no provision of services that can't be hired. Our full service community offers year round amenities with small town hospitality just 2 hours drive from Winnipeg, MB.



South-West Shore



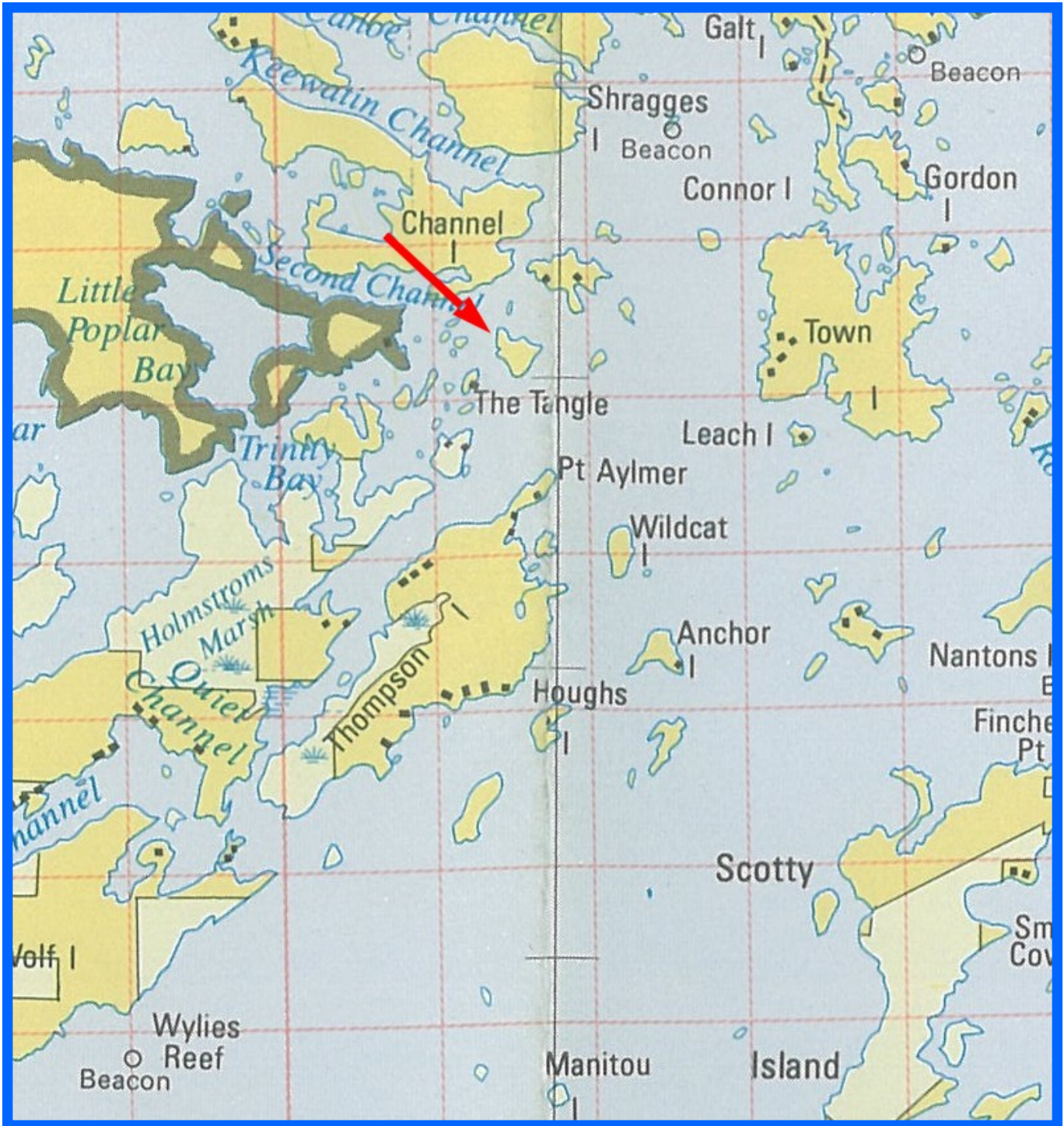
North-East Shore



East Shore



North-West Shore



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

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