



Island Chateau - Lake of the Woods, Ontario



Property Information:

Community	Lake of the Woods
Country	Canada
State/Province	Ontario

Contact Information:

Seller	Darcee McJannet
Email	callidarc@hotmail.com
Price	\$599,000

Property Details:

Type	Cottage	Style	Multi-Level
Exterior	Vinyl Siding	Garage	2 1/2 Car
Driveway	Front Yard	# of Rooms	8
# of Bedrooms	3	# of Kitchens	1
Bathrooms	2	Basement	Crawlspace
Fireplace	Yes	Heat Source	Electric
Heat Type	Furnace	Central Air	Yes
Central Vac	Yes	Balcony/Deck	Yes
Pool	Lake	Water	Deep Well
Sq. Footage	2000	Lot Size	2 1/2 acres

Features of this Chateau Include:

- Custom built, elevated cottage with incredible unobstructed panoramic views, winterized for year round living.
- Includes 3 bedrooms, loft, games room, kitchen, sunroom, laundry room, 2 bathrooms and living room.
- The living room features 4 sets of patio doors, vaulted ceilings, skylights, wood-burning stove with ceramic tile hearth, stone feature wall and many large picture sized windows.
- The kitchen includes solid oak cabinets, ceramic tile countertops and spacious eating bar.
- Double French doors open into a sunroom with beautiful views of the surrounding lakes.
- The large master bedroom also has a vaulted ceiling with two piece ensuite and private balcony.

Extras Included in Price:

Fridge, Stove, Dishwasher, Washer, Dryer, Ceiling Fans, All Furniture (leather sofas, kitchen dinette, beds, etc.) and Custom Window Coverings

Property and Community Features:

Landscaped 2 1/2 acre property with possibilities for future additional development. Ideal spot for the recreational enthusiast with many opportunities for various sporting activities. Five minutes away from the Rush Bay Marina and your titled boat slip with parking stall. A twelve person elevator transports you to the water's edge to the boathouse, boat winch and work area. Drive or boat to Clearwater Bay, Kenora or the USA for shopping!



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Additional Information: An exceptional Real Estate Package, not to be found elsewhere!!! Custom built by Owner/Builder with 35+ years of industry experience. This package includes 2 ½ acres of prime real estate; a custom built 2000 sq. ft. cottage, twelve-person elevator to floating dock area and change house, plus all furniture, custom window coverings and appliances. Whether you are buying for investment purposes or for a lifestyle, this package is excellent value today.

Fully contained cottage that is a winterized, comfortable, year-round living space. Easy, year-round access via well-maintained two lane roads. (Roads are maintained by the Ontario government and are snow plowed direct to cottage during the winter months.)

Lake of the Woods offers many opportunities for recreational activities. Activities available include swimming, fishing, boating, jet skiing cross-country skiing, snowmobiling, ATV, and mountain biking. This lake is world renown for its beauty, with several well-known celebrities living in the area!

Enjoy spectacular views from this beautiful, fully appointed island cottage. The cottage is elevated which provides unobstructed panoramic 360° views of the surrounding area.

Included: Titled boat slip and parking spot at the Rush Bay Marina, currently valued at \$20K. This is excellent value, as there are no longer any more boat slips available for purchase. The marina is a 5-minute boat ride away from the cottage.

Impressive overall architectural design and layout of this multi-level cottage offers 2000 sq ft. including 3 bedrooms, loft, kitchen, sunroom, laundry room, 2 bathrooms and a living room.

The cottage includes all the furniture and appliances (leather couches) and custom window coverings.

Living room: features vaulted ceilings, gorgeous skylights, surrounded by oversized picture windows

Kitchen: features oak cabinets, ceramic-tile countertops/ backsplash, a double corner stainless steel sink. Additionally, there is a six-piece dinette suite in the kitchen area. The spacious eating bar, adjacent to the games room, features an angled ceramic-tile counter with bar stools.

Sunroom: double French doors leads to a beautiful sunroom with magnificent solid pine woodwork. Outstanding views of the lake and surrounding lakes are to be found from this room.

Master bedroom: Vaulted ceilings, two-piece ensuite, private walkout balcony overlooking the water with breath-taking views, floor to ceiling mirror closet doors, neutral modern furniture.

The additional two large bedrooms offer mirrored closets and equally breathtaking views from the corner windows.

The living room features 4 sets of patio doors, large windows with a spectacular view, a vaulted ceiling with large skylights and a wood-burning stove with a stone feature wall and ceramic-tile hearth.

An open staircase leads to a sitting area with a sleeping loft that overlooks the living room. This is a great place for reading.

The bright, main three-piece bathroom features laminate hardwood flooring, a tub with a shower and a ceramic-tile surround.

Off the back entrance is a laundry room with a washer and dryer.

There is abundant storage space including storage in the laundry room and approx. 400 sq. ft. of crawl space attached to the house. This storage is perfect for those owners who may choose to rent and store their belongings in a secured area. Rental revenues average \$2,000 per week.

A large crawl space houses the pressure tank, hot water tank and shelving.

This beautiful cottage features a propane furnace, two by six construction and has R50 insulation in the floors (except the sun room) and R20 in the walls.

The exterior of the cottage features low-maintenance vinyl siding.

At the waters edge is an oversized boathouse with a walkway leading to a sundeck on the roof. There is wood flooring, a boat winch and a work area, with workbench, in the boathouse. The stationary dock is on shore and includes an 8-foot x 30-foot floating dock.

Drive or boat to Clearwater Bay, Kenora or to the U.S.A. for shopping.

Additional features of this home include a deep well pump providing good water, a playhouse/shed with electricity, telephone and hydro services and a walkway leading to elevator. The property has been approved for a septic field.

For more information, please view our website via www.citrineinvestments.com