

Fox Island

Highlights of the Property

The Island: The Island is estimated to have 250+/- acres with 6+/- miles of shoreline on Lake Ontario. Additionally, there are another 27+/- acres of duck marshes and bay bottom under the waters of Lake Ontario conveyed in 1906. There are miles of beautiful roads around and through the island in addition to a 3000+/- ft. grass landing strip. Mature hardwoods, meadows, fields and beautiful marshes offer ample habitat for deer, turkey, duck, fox and other wildlife. This is truly a paradise wonderland.

Mainland Lot: A lot fronting on Humphrey Road with a dock and parking area measures 50 ft. by 448 ft. (22,400 sq. ft.). This lot is located near Martins Marina and provides a private access landing for boat travel to the island.

The Main Lodge:

This updated lodge (circa 1905) has three native stone fireplaces, 8 bedrooms and 5 baths, large kitchen, formal dining room, living room and game room, wet bar with icemaker, hunting and fishing storage room, and laundry room. The kitchen has a large stove top, 2 ovens, dishwasher, microwave, garbage disposal and 2 refrigerators.

The Guest House: The guest house has 4 bedrooms, 1 bath, and kitchen with appliances.

Harbors & Dock: Large front dock and mainland dock recently constructed with 70-year steel pilings and pressure treated staving.

Outbuildings: Includes large steel storage barn for maintenance equipment and boats, harbor house, decoy house and pump house.

Taxes: Current year taxes are \$14,780.

Electric Service: The Lodge and Guest House each have 200 amp electric service and both have electric heat. The island is served by an underwater electric cable from the mainland. There is a transformer on the island. The electric company has an easement across the island for the electric service to continue under ground and under water to Grenadier Island.

Water Service: Water is taken from Lake Ontario through a filter and it is then treated with black ultra violet light.

Septic: Both houses had septic systems installed by the previous owner (1980 to 2003).