



## **Description**

**For Sale - 4 Season Back Lot with Water Access**

**West Hawk Lake - Block 6 Lot 13**

**\$499,000.00**

### **The Lot**

- End of Road Privacy
- Over Sized Lot i.e. >15,000 Square Feet
- Irregular Shaped Lot
- East Side 90 Ft. (Frontage), West Side 147.3 Ft (Rear), North Side 160.6 Ft, South Side 150 Ft.
- Short Walk to Shared Dock (Located between Block 6 - Lots 1 and Lot 1A ) -
- Dedicated Mooring Spot at Dock

### **The Cottage**

- Over 900 Square Feet
- 2 Bedroom
- 1 Bathroom
- Insulated for 4 Season Use

- Furnished
- Heated Crawl space
- Wrap Around Decking
- Cistern in Crawl Space for Winter Water Supply
- Recent Upgrades (Last 3 Years) Include: Renovated Kitchen Cupboards, New Counter, Renovated Bathroom including Sink, Toilet Flooring, Interior Pine Finishing, Furnishings, Flooring throughout cottage
- More upgrades: Shingles on Roof, Facing on Decks and Landing replaced, New Siding
- Turn Key
- Storage Shed with Snowmobile Port

## **The Mechanics**

- 100 Amp Main Breaker on Electrical Panel
- 4 Season Water
- Spring, Summer, and Fall water Supply is from West Hawk Lake
- Winter Water Supply from Cistern in Heated Crawl Space Under Cottage
- Walls, Ceiling, and Crawl Space Insulated

## **The Lease**

- Lease Expires April 30, 2042
- Annual Lease Fee: \$1287.07 Includes Fee for Dock
- Please Inquire about the latest Lease Search secured on this Property
- Land Rental and Service Fees remain the same for the 2023/2024 & 2024/2025 Billing years
- Public Reserve Fees **Not** Increasing at this Time

Escape to the serene shores of West Hawk Lake with this enchanting 4-season back lot, a haven for family enjoyment. Nestled at the end of a private road, this property offers the perfect blend of tranquility and adventure. Listed at \$499,000.00, this fully renovated cottage with water access is a turn-key retreat for those seeking year-round bliss.

Don't miss this opportunity to own a slice of year-round paradise on the shores of West Hawk Lake. Contact us today to schedule a viewing and make your family's dreams come true!

[Lot Plan](#)

[Plan of Subdivision](#)

Call now for your private showing, Call Dave / Nicole Ellie - [204-793-3659](tel:204-793-3659). Viewing by Appointment Only. Please call for a viewing if you would like to see the cottage up close or inside. Respect the owners privacy please.

For more Information on this Property Contact Dave Ellie / Nicole Ellie @ [204-793-3659](tel:204-793-3659)

Dave Ellie, Broker, Falcon Realty Ltd. / Nicole Ellie, Realtor, Falcon Realty Ltd.

Office: [1-204-349-3283](tel:1-204-349-3283) / Wpg Cell: [1-204-793-3659](tel:1-204-793-3659)

We are the Whiteshell Cottage Specialists!..... The Family You can Trust for Performance You can count On !!!

[Other Falcon Realty Listings](#)

\$499,000.00

## **Give Us A Call**

204-793-3659

## **Email us Today**

## **Specifications**

900 SqFt

2

1