



Description

Nutimik Lake - 4 Season Back Lot with Water Access on Titled Land

Asking \$459,900

Welcome to your dream retreat nestled by the serene Nutimik Lake, offering unparalleled opportunities for family fun, relaxation, and retirement bliss. This recently built gem boasts modern comforts, stunning surroundings, and a host of amenities catering to your every need. With a focus on family-friendly features and year-round usability, this property promises a lifetime of cherished memories.

Price: \$459,900.00

Location:

- Situated on titled land within the private subdivision of Steep Rock Road, Nutimik Lake.
- Enjoy 120.95 Ft Frontage by 82.8 Ft Deep of meticulously manicured, flat land.
- Just a short stroll away from your dedicated dock slip, only three cottages away, granting easy access to the tranquil waters of Nutimik Lake.

The Cottage:

- Spacious and inviting, with approximately 1250 Sq. Ft. of living space plus a 125 Sq. Ft. sundeck, totaling 1375 Sq. Ft.
- Designed for year-round comfort with a 4-season property status and construction completed between 2020 and 2022.

- Delightful guest cottage comfortably sleeps 4, perfect for hosting family and friends.
- Three cozy bedrooms and a well-appointed 4-piece bathroom ensure ample space for everyone.
- Fully furnished with designer touches, creating an inviting and relaxing atmosphere.
- Low-maintenance exterior and thoughtful interior features, including vaulted ceilings, dual-pane windows, and mixed pine and drywall finishes.
- Enjoy the convenience of an open kitchen/living room layout, ideal for entertaining.
- Lot at Rear is well treed and no cabins at direct rear both of which enhance privacy.
- Built to last with sturdy 2x6 construction and modern amenities such as electric baseboard heating and a 40-gallon hot water tank.

The Mechanics:

- Efficient 3-season water supply on a shared system, with a small annual fee covering management and maintenance.
- Winter access via a cistern ensures hassle-free enjoyment even during the colder months.
- Two separate poly holding tanks (2000 Gallon for the main cottage, 700 Gallon for the guest cottage) offer convenience and peace of mind.
- Titled land ownership eliminates lease concerns, providing stability and security for your investment.

Local Area Amenities:

- A plethora of recreational activities await, including biking, boating, canoeing, fishing, and more, all easily accessible from your doorstep.
- Nearby amenities such as bike rentals, convenience stores, restaurants, and gas stations ensure convenience and comfort for residents.
- Explore the beauty of the Winnipeg River System or unwind with a leisurely stroll along the Forester's Footsteps Trail and the Trans Canada Trail.
- With a variety of rental options available nearby, including bikes, canoes, and kayaks, there's something for everyone to enjoy.

Don't miss this rare opportunity to own your slice of paradise, where every day feels like a vacation. Whether you're seeking a family retreat, a retirement haven, or both,

this charming cottage offers the perfect blend of comfort, convenience, and natural beauty. Turn-key and ready for your next chapter, seize the chance to make lasting memories in this idyllic lakeside retreat.

[Nutimik Lake Subdivision](#)

[Lot Plan](#)

[Hiking Trails at Nutimik Lake](#)

[About Nutimik Lake](#)

Don't miss this opportunity to make memories with your family and friends in this breathtaking natural setting. Call us today to schedule a viewing!

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.

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

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\$459,900.00

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Specifications

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