



## **Description**

### **Year-Round Family Haven**

### **Near Marina, Playground, and Lake**

### **Ideal Retirement Home**

**This Listing is brought to you by Dave Ellie,  
Broker, Falcon Realty and Sherry Bosa Royal  
Lepage Riverbend.**

[MLS Listing](#)

Nestled in the heart of Grindstone Provincial Park, Block 1 Lot 9, this enchanting 4-season property is a family's dream retreat or a perfect home office space. Priced at \$194,900, this Leased lot from the Province of Manitoba offers a spectacular blend of tranquility and adventure.

### **The Lot:**

- Lease Lot with a 100 Ft. Frontage and 150 Ft. Depth
- Flat, easy-to-maintain lot

- Just a couple of minutes away from the Boat Launch, Marina, and Playground

### **The Cottage:**

- 896 Square Ft. of modern living space
- Built in 2020, this 3-Bedroom, 1-Bathroom Home / Cottage is Perfect for Families or Retirees
- Open Kitchen / Living room / Dining room Layout for Spacious Family Gatherings
- Turn Key - Ready to Move into and Enjoy
- No Carpeting, ensuring Easy Maintenance
- Central Air Conditioning and Forced Air Furnace for Year-Round Comfort
- Wheelchair Accessible
- Back-up Electric Baseboard Heating for added warmth
- Built on a Concrete Slab with Heated Flooring Roughed-In (Boiler and Boiler hookup required)
- Most Furnishings can be Included
- Maintenance-Free Exterior
- Metal Shed with Concrete Floor

### **The Mechanics:**

- 200 Amp Electrical Panel
- Private Well with a Filtration System
- 40 Gallon Hot Water Tank
- Holding Tank (Poly)
- Rocket Hub for Reliable Connectivity
- Underground Wiring for Phone / Internet Connection Ready for Hookup

- Remote-Controlled Thermostat for Convenience
- Cell Phone Booster for Seamless Communication

### **The Lease:**

- 21-Year Lease, Renewable in April 20xx
- Annual Lease Fee: \$\$\$\$ , Paid to the Last Billing Date
- No Work Orders on the Property, ensuring peace of mind

This property is not just a home; it's a gateway to outdoor adventures. With proximity to a boat launch, marina, playground, and the stunning Grindstone Lake, you'll have endless opportunities for fishing, boating, hiking, snowmobiling, and even ice fishing in the winter months. Additionally, golf enthusiasts will appreciate the close proximity to the Hecla Championship golf course.

Seize this opportunity for a year-round haven that caters to family needs and provides the perfect setting for a retirement home. Don't miss the chance to make cherished memories in this serene and adventure-filled retreat. Schedule a viewing today!

[Lot Plan](#)

[Grindstone Provincial Park Information](#)

[Hecla Golf Course](#)

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 !!!

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\$194,900.00

**Give Us A Call**

204-793-3659

**Email us Today**

## **Specifications**

896 SqFt

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