



Description

Discover Tranquility at Falcon Lake Town Site

Ideal for Retirement, Family Gatherings, and Outdoor Enthusiasts

Location / Lot:

- **Address:** Block D, Lot 7 Elder, Falcon Lake Town Site
- **Dimensions:** 100 ft (Depth) x 60 ft (Width)
- **Utilities:** Town Sewer and Water
- **Access:** Front and rear access to property
- **Setting:** Rear yard offers a peaceful, tranquil environment with a beautifully manicured lot

The Cottage:

- **Size:** Main cottage approximately 1,060 sq. ft. plus a 336 sq. ft. bunk house (includes storage shed)
- **Year-Round Use:** Insulated crawl space ensures comfort throughout the seasons
- **Accommodation:** Comfortably sleeps 12, perfect for family gatherings
- **Bedrooms:** 3 spacious bedrooms, each with its own closet
- **Interior:** Bright and airy with a mix of laminate flooring and carpet
- **Bathroom:** 1 three-piece bath

- **Features:**

- Gorgeous bunk house built in 2000
- Fully furnished and move-in ready
- Open concept kitchen and living room
- Vaulted ceiling in the dining and living areas
- Cozy stone fireplace with timber finishing
- Front and rear decks for outdoor enjoyment

The Mechanics:

- **Utilities:** Town sewer and water
- **Electrical:** 100 Amp main breaker on electrical panel
- **Heating:** Electric baseboard heat plus supplementary wood fireplace for a rustic touch
- **Cooling:** Window air conditioner
- **Hydro Costs:** Approximately \$570.00 annually for May - September use

The Lease:

- **Annual Lease Fee (2023/2024):** \$1,619.48, including service and land rental fees
- **Renewal:** Lease fees are stable for 2024/2025
- **Further Details:** Contact us for more information about the lease

Local Area Amenities:

- **Recreation and Services:** School, community club, shopping, restaurants, groceries, golf, tennis courts, lawn bowling, beach, lumber yard, hardware store, fuel, horseback riding, lounges, ski hill, and snowmobile trails

[Plan of Subdivision](#)

[Lot Plan](#)

4 Season opportunity to make your family dreams come true. Call us today to schedule a viewing!

Marketed by Dave / Nicole Ellie - [204-793-3659](tel:204-793-3659). Viewings by Appointment Only. Call now if you would like to see the cottage up close or inside. We ask all buyers to respect the owners privacy.

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](#)

\$465,000.00

Give Us A Call

204-793-3659

Email us Today

Specifications

1060 SqFt

3

1