



West Hawk Lake



2022 West Hawk Cottage

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## Description

### Year-Round Relaxation with Stunning Lake Views — Profitable Airbnb Opportunity on Titled Land at West Hawk Lake

Welcome to the easy life at West Hawk Lake — where total relaxation meets smart investment. Whether you're looking for a personal retreat or a profitable Airbnb, this beautifully crafted, **turn-key, fully furnished** cottage offers comfort, charm, and convenience in every season.

Perched above the **pristine waters of West Hawk Lake**, this 2022-built two-storey cabin offers **breathtaking lake views**, modern design, and a low-maintenance lifestyle so you can spend more time enjoying the outdoors and less time on upkeep.

### ? The Cottage

- 3 Spacious Bedrooms | 2 Full 4-Piece Bathrooms
- 9 ft Ceilings on Main | Vaulted Ceilings on Upper Level
- Open-Concept Kitchen & Living Area with Granite Countertops
- **Wood-Burning Fireplace** – Cozy up all winter long
- **Main Floor Laundry** for convenience
- **Screened Sitting Room** overlooking West Hawk Lake
- Just a 2 minute walk to the **water's edge**
- **Fully Furnished & Turn-Key** – Move in or start Enjoying / Renting Immediately
- **Air Conditioning & Forced Air Heating** for year-round comfort
- **Winter-Ready** with 2000-gallon cistern and forced air furnace system

- **Profitable Airbnb** – A vacation home that pays will help pay for itself!

## ? The Lot

- Rare Find: **Titled Land**
- Frontage: 103 ft | Depth: 150 ft | Irregular shape with additional arc – *Please inquire for extra details*
- **Lake View Lot** with **Granite Driveway at Rear**
- **Low Maintenance Yard** – Spend your time relaxing, not mowing

## ?? Utilities & Mechanics

- **200 Amp Electrical Service & Panel**
- **Forced Air Electric Furnace**
- **Air Conditioning** – Stay cool in the summer
- **Water Supply** directly from West Hawk Lake
- **All wastewater** routed to a 2000-gallon holding tank

## ? Live the Lake Life – All Year Long

- Enjoy **fishing, snowmobiling, hiking, and hunting** right outside your door
  - Just minutes from **West Hawk Lake town, boat launch, beach, and restaurants**
  - Only **7 miles to Falcon Lake**: golf, groceries, hardware store, and more
  - **Horseback riding, trails, and year-round activities** nearby
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Whether you're seeking a weekend getaway, a retirement retreat, or a high-performing short-term rental, this West Hawk Lake gem checks all the boxes. Properties like this — with **titled land, modern construction, and income potential** — don't come along often.

*? Contact us today to schedule your private tour and start living the lake life you deserve.*

**For more information or to schedule a viewing, call Dave Ellie at 204-793-3659 or email [Dave@falconrealty.ca](mailto:Dave@falconrealty.ca).**

[West\\_Hawk\\_Caddy\\_Star\\_Hunt Subdivision Map.pdf](#)

**More Information Coming soon - Call Dave now for Details**

\$750,000.00

**Give Us A Call**

204-793-3659

**Email us Today**

## **Specifications**

1800 SqFt

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