









# **Description**

# SOLD

# West Hawk Lake Gem - Unmatched Privacy, Sand Beach & Turnkey Cottage Living!

**Ⅲ** West Hawk Lake - Whiteshell Provincial Park

**Ⅲ** Inquire Today - Rare Opportunity!

Escape to your own private retreat in the heart of the Whiteshell! Nestled on a secluded, low-profile lot in a quiet sheltered bay on stunning West Hawk Lake, this turnkey 3-bedroom cottage offers the perfect blend of comfort, natural beauty, and true cottage charm. With no immediate neighbors on either side and 100 feet of shoreline. Did we mention the Sand beach ?, You'll feel worlds away – yet be just minutes from all the essentials.

# **Ⅲ** The Cottage

- 3 cozy bedrooms & 1 full 3-piece bathroom
- Open-concept kitchen and living area with vaulted ceilings and a classic wood-burning fireplace

- Large **screened sitting room** overlooking the lake perfect for morning coffee and taking in the songs birds sing to you each and every morning
- Fully **furnished and move-in ready** just bring your groceries and swimsuits!
- 100% Cottage Vibes ideal for unplugging and enjoying everything lake life has to offer
- Newer floating dock with a hinged gangway and stationary section ready for boats, swimming, and sun-soaking
- Cottage is approximately 800 Sq. Ft. with an additional 222 Sq. Ft. screened sitting Room

## **Ⅲ** The Lot

- 100 ft frontage × 150 ft deep | 15,000 sq ft rectangular lot ideal for future development or expansion
- Extremely private no immediate neighbors, rare for West Hawk Lake
- Low-profile with gentle slope right down to the gorgeous sand beach
- Dive-in ready from the end of the dock ample water depth for swimming & boating
- Located in a calm, sheltered bay with minimal boat traffic and near-perfect conditions for paddleboarding, kayaking & floating
- Cottage accessible year-round via Big Island Landing Road

#### • Lot Plan

### Utilities & Features

- 100 Amp electrical panel with main breaker
- Electric baseboard heat in bedrooms & floor-controlled heater in bathroom
- Wood stove adds warmth & atmosphere
- Water supply drawn directly from West Hawk Lake
- Sewage plumbed to a holding tank; greywater plumbed to a pit
- Functional 3-season layout with upgrade potential for winter use

## **Ⅲ Live the Lake Life**

- Year-round access for fishing, snowmobiling, hiking, hunting, and more
- Minutes to West Hawk townsite boat launch, public beach, restaurants
- Only 7 miles to Falcon Lake groceries, golf, hardware, and more
- Close to horseback riding, biking trails, cross-country skiing, and park amenities

# **Ⅲ** Don't Miss This One-of-a-Kind Opportunity

Whether you're looking for a peaceful family getaway, a private waterfront to build your dream retreat, or a move-in ready cottage to enjoy *this summer* – this West

Hawk property delivers it all.

Incredible privacy. Sand beach. Dive-in dock. All in Whiteshell's most coveted location.

Start making memories at the lake - today.

For more information or to schedule a viewing, call Dave Ellie at 204-793-3659 or email Dave@falconrealty.ca.

West\_Hawk\_Caddy\_Star\_Hunt Subdivision Map.pdf

Lot Plan

**SOLD** 

Give Us A Call

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**Email us Today** 

# **Specifications**

900 SqFt

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