



Description

Block T

LOT 46 (TONIATA)

Falcon Lake, Manitoba

Offered at \$799,000

One of the original six cottages on beautiful Falcon Lake, this rare waterfront property offers something increasingly difficult to find - authentic lakefront charm, privacy, history, and future potential all wrapped into one exceptional setting.

Situated near the east end of Falcon Lake on the desirable Toniata block, this property provides a quieter, more secluded cottage experience while still offering convenient access to all the amenities Falcon Lake is known for.

The Cottage

The main cottage offers approximately 845 sq. ft. of classic lakefront comfort and captures the true feeling of “cottage life” the moment you walk through the door. Neat, tidy, and full of character, this is a genuine cottage retreat — not simply another

lake home.

Features include:

- Two bedrooms
- Bright living room overlooking the lake
- Cozy fireplace for cool evenings
- Kitchen and dining area located at the rear of the cottage
- Warm, inviting cottage atmosphere throughout

In addition, the property includes a separate bunkhouse featuring:

- One bedroom
- One bathroom

Perfect for guests, extended family, or additional sleeping accommodations.

The Waterfront Experience

The boathouse at the water's edge is truly one of the highlights of this remarkable property.

Constructed on a concrete foundation, the upper level features a beautiful sunroom and an expansive wraparound deck spanning two sides of the structure. From here, you'll feel almost as though you are sitting directly on top of the water.

Whether it's:

- late-night card games,
- relaxing with your favourite beverage,
- morning coffee at sunrise,
- or simply taking in the shimmering reflections of Falcon Lake under a full moon,

this space delivers the quintessential lakefront lifestyle experience.

The Lot

The irregular-shaped lot offers:

- 75 feet of lake frontage
- Approximately 112 feet in depth
- West side lot line: 135.8 feet
- East side lot line: 104.4 feet

[Falcon Lake Subdivision Map](#)

Positioned on a middle-to-high profile lot, the property offers attractive views and is easy to navigate

Additional Information

- Leasehold property
- Annual lease fee: \$2,210

Future Potential

For buyers seeking redevelopment opportunities, this property also presents exciting future possibilities. If your vision leans more toward creating a custom lake home, the lot offers interesting

development potential worthy of further exploration.

A Rare Opportunity

Properties with this combination of history, setting, waterfront character, and redevelopment potential seldom become available on Falcon Lake.

This could be your opportunity to own a true piece of Falcon Lake history.

\$799,000.00

Give Us A Call

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Specifications

845 SqFt

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