



# Falcon Realty Ltd.

*Your Whiteshell Cottage Specialists*

Need an expert... Call us now - 204-349-3283

## Cottage for Sale – Whiteshell – Falcon Lake

**Sold** - ID: ID-1201 - Falcon Lake Manitoba



Bedrooms	3
Bathrooms	1
Plot Size	115.1 Ft. by 60.2 Ft. m <sup>2</sup>
Living Area	Approximately 1,100 Square Feet m <sup>2</sup>
Parking	Ample
Built in	Older

**SOLD – Cottage for Sale – Whiteshell – Falcon Lake – SOLD**

**Block D Lot 72**

- Lot Dimensions: 115.1 Feet by 60.2 Feet
- Approximately 1100 Square Feet
- Entry Level Cottage
- 3 Bedrooms
- 1-4 Piece Bathroom

- Town Sewer and Water
- Fridge, Stove and Air Conditioner included
- Recent Stove (2016) and Hot Water Tank (2015)
- Laminate flooring (2017)
- Recent Metal Roofing (2016)
- Newer Windows and Siding (2016)
- Recent Paint (2016/2017)

- 3 Sheds
- Located directly across from newly reconstructed Falcon Lake Golf Course
- Leased Lot, Annual Lease Fee 2016/2017: \$1,336.38
- Lease Expiry date: April 30, 2019
- VHL Lease #: 5326
- Year Round access to Property
- Close to Falcon Beach Golf Course, Miniature Golf Course, Tennis Courts , Lawn Bowling, Falcon Beach Ranch
- Easy short walk to Falcon Beach, Shopping and Restaurants (Falcon's Nest Cafe)
- Minutes from Lumber One / Falcon Beach Post Office
- Falcon Lake Town Site

#### Cottage for Sale – Whiteshell – Falcon Lake

This property is in the heart of the Falcon Lake Town site and is within walking distance of most amenities Falcon Lake has on offer. Here you will find a starter cottage at entry level pricing providing for a great opportunity to enter the Whiteshell Cottage Market. Falcon Beach is so close by, and with the beautiful sand beach, it's easy to understand why this cottage is considered to be in a great spot. This cottage has had many recent upgrades. Most of these upgrades have been completed in either 2016 or 2017. A short list of some of these upgrades includes: Recent Metal Roof, Stove, Kitchen Cabinets, Laminate Flooring, Windows, Stove, Hot Water Tank, and painting (Exterior/Interior) just to mention a few. If your looking for more information about this property, call Dave Ellie for all the details. I'd be happy to show you the property. Your Family cottage memories may begin here !!!

**For more information about this property, call Dave Ellie your Whiteshell Cottage Specialist. Specializing in Whiteshell Cottage properties over the last 20 years**

**If you are interested in viewing this property, CALL David Ellie now.**

**Wpg Cell: 204-793-3659**

**Lake Office / Cottage: 204-349-DAVE (3283)**

[www.falconrealty.ca](http://www.falconrealty.ca)

**Your Whiteshell Cottage Specialist**

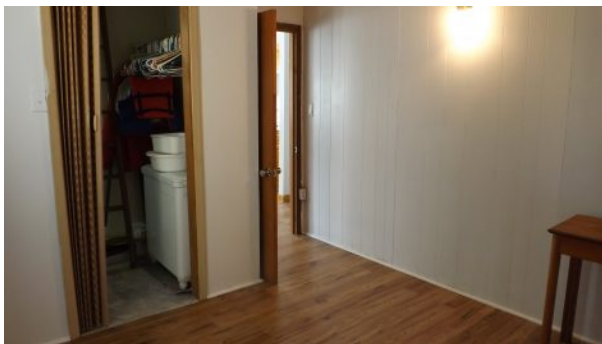
## Listing Gallery



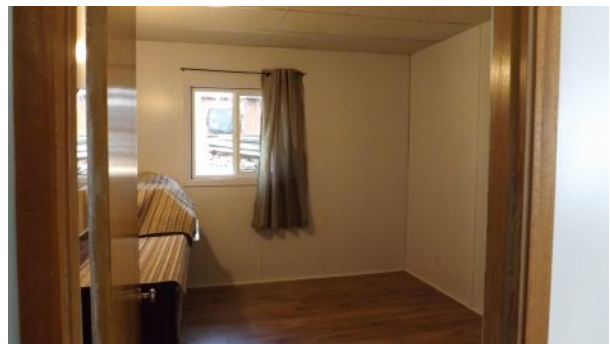
Front corner View from Green Avenue - Cottage for Sale - Whiteshell - Falcon Lake



Kitchen 1st of 2



Bedroom #1 - Cottage for Sale - Whiteshell - Falcon Lake



Bedroom #2 - Cottage for Sale - Whiteshell - Falcon Lake

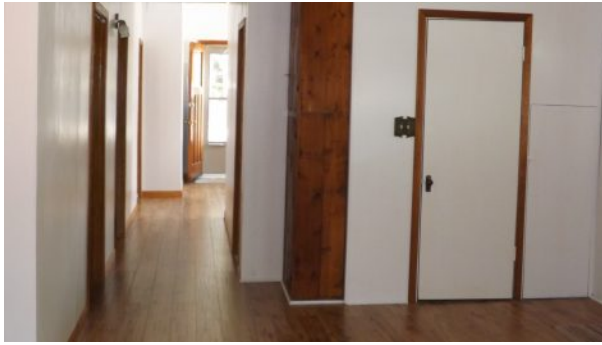


Bedroom #3

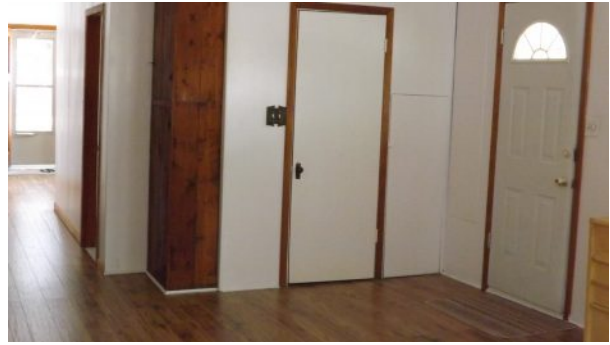


Kitchen 1st of 2 - Cottage for Sale - Whiteshell - Falcon Lake





Living Room Five of Five - Cottage for Sale - Whiteshell - Falcon Lake

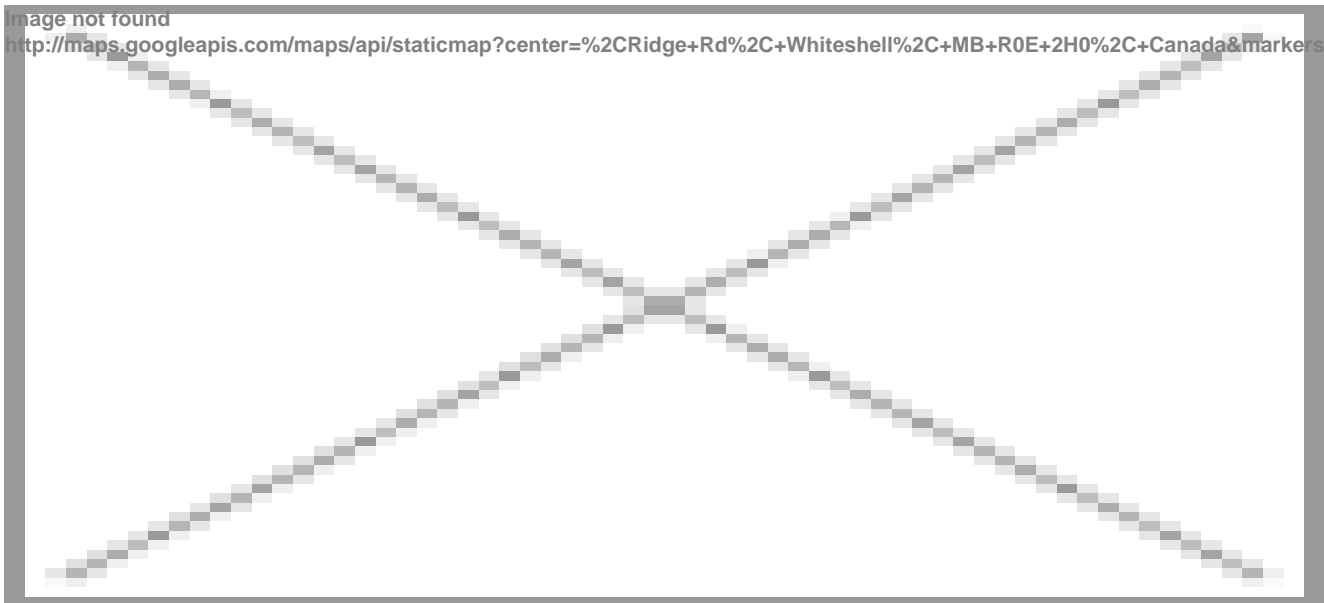


Living Room Fourth of Five - Cottage for Sale - Whiteshell - Falcon Lake



Living Room

## Property Location



## Dave Ellie (Broker)

I have been cottaging at Falcon Lake since 1966. In that time, I have benefited greatly from the cottage experience. Late night camp fires, golfing, skiing, fishing, the family gatherings are what it is all about. In the last 18+ years of selling cottages we've sold almost any kind of cottage you can imagine and have met literally thousands of cottagers.

Can you think of a better place to spend your summer other than the lake???. I can't..... and that is why my our family continues to enjoy the park and all of its offerings. For some, the cottage is the focal point from April to September, and for others, it is all year round. I am hoping that your family will benefit from the cottage experience in the same way we have. You can't meet a better bunch of people, and you can't enjoy a better place to live.

Why do I sell Real Estate? It's a great thrill and privilege to watch family dreams become a reality right before your own eyes.

Whether you are buying, or selling, Call Falcon Realty Ltd.

WE ARE "The Whiteshell Cottage Specialists."



**Email:** dellie1@shaw.ca

**Website:** <http://www.falconrealty.ca>

**Phone:** 204-793-3659

See my listings

## Property URL



<http://falconrealty.ca/property/cottage-for-sale-whiteshell-falcon-lake/>