



Falcon Realty Ltd.

Your Whiteshell Cottage Specialists

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

Falcon Lake Cottage for Sale – Back Lot

\$274,900 - ID: ID-1344



Bedrooms	3
Bathrooms	2
Living Area	1370 m ²
Parking	More than Ample - with Garage
Heating	Electric Baseboard Heat / Fireplace
Built in	Older

Falcon Lake Cottage for Sale – Back Lot

Block 14 Lot 23

Asking: \$274,900

- Electric Base Board Heat
- Stone Fireplace
- Window Air-Conditioning Units
- 2 Bathrooms, 1-3 Piece, 1 -2 Piece
- Interior Finished in Pine
- 3 Bedrooms

- Approximately 1370 Square Feet
- 12 Ft. by 20Ft. detached Garage

- Maintenance Free Exterior
- Only minutes from Beach
- 100 Amp Electrical
- Additional Wall Heaters
- Water Supply from Lake
- Huge Master Bedroom, with Patio Doors onto Deck at Rear
- Upgraded PVC Windows
- Insulated Pont Wall
- Lease Fee: \$968.55 (2017/2018)
- Lease Expires April 30, 2021
- PVHL# 6656

Falcon Lake Back Lot:

- This property shows as it is – Neat and Tidy. You will find this cottage on the South Side of Falcon Lake, in the Whiteshell Provincial Park. It's just off South Shore Road with a nice treed back yard at the rear. Lots of recent upgrades: including shingles and floor..... You can access the deck at the rear of the cottage through the rear entry door, or by way of the Patio Doors off the Master Bedroom. It's only a few minutes drive and you are at a gorgeous sand Beach, the perfect spot for both you and your family. Enjoy all the amenities that Falcon Lake has to offer. Everything from
- Horse Back Riding at the Falcon Beach Ranch: <https://falconbeachranch.com/>
- The Lumber store (Lumber One): <http://lumberone.ca/>
- The Grocery Store: <http://shopatthelake.ca/hours-of-operation-2/>
- Golf at the Falcon Beach Golf Course <https://www.travelmanitoba.com/listings/falcon-lake-golf-course/3864/>
- And much more..... Or Maybe, just maybe spend the day hanging out at the beach with family and friends. There are awesome Snow Mobile trails near by. <http://www.whiteshellsnowmobileclub.ca/index.php?page=home>

All of this, will make this property your perfect year round get-a-away.

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

Interested in viewing this property ? – CALL David Ellie now.

Wpg Cell: 204-793-3659

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

www.falconrealty.ca

Your Whiteshell Cottage Specialist

More Whiteshell Cottages for Sale at www.falconrealty.ca

Listing Gallery





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



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