



# Falcon Realty Ltd.

Your Whiteshell Cottage Specialists

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

## Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake

**\$424.900** - ID: ID-1511



Bedrooms	3
Bathrooms	2

### Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake

**\$424,900**

- Immaculate Inside and Out
- Lot Dimensions – 99 ft. by 118 ft, by 150 ft. by 151 ft. Irregular Rectangular
- Approximately 1650 Square Feet
- 3 Bedroom
- Sun Room
- 200 Amp Electrical Panel
- Fireplace Finished in Stone
- Sunken Living Room
- 2 by 6 Construction
- Forced Air Furnace
- Central Air Conditioning

- Heat Recovery Ventilation
- Garage / Boat House on Lot
- Most Furnishings Included
- Close to Block Beach
- Winter Water – Cistern in Heated Crawl Space
- Tons of Windows
- Private Treed Lot with Year Round Access to South Shore Road
- Finished with Knotty Pine / Clear Pine
- Maintenance free exterior
- More than Ample Decking at front of cottage
- Even more Decking at Rear of Cottage
- Ample parking in garage or on Driveway
- Turn Key and Ready to move in
- Annual Lease Fee: TBA
- Lease Expires: TBA
- PVHL#: TBA

#### **Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake**

Welcome to 4 Season Luxury at Falcon Lake. This "Turn Key Cottage" is ready to move in. Short possession, with owners ready to pass the keys onto the next owner. That could be You !!! Built after 2002, This 2 ft. by 6 ft. cottage will take care of you. Situated on the south side of Falcon Lake, you'll be fairly close to town. The treed lot offers a private setting you to relax at, while at the same time having immediate access to the south shore road and 4 season access to your property. 3 Bedrooms, Porch/ Sunroom, Ensuite, Sunken Living Room, and Kitchen are all finished like a cottage that will make you melt upon entry

#### **Falcon Realty Ltd – We want to be Your Whiteshell Cottages Specialists**

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

## Listing Gallery



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Garage



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Rear View



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Rear Deck



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Living Room



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Kitchen



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Kitchen





Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Kitchen - Living Room



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Sun Room



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Fire Place



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Master Bed Room



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Ensuite



Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Hallway

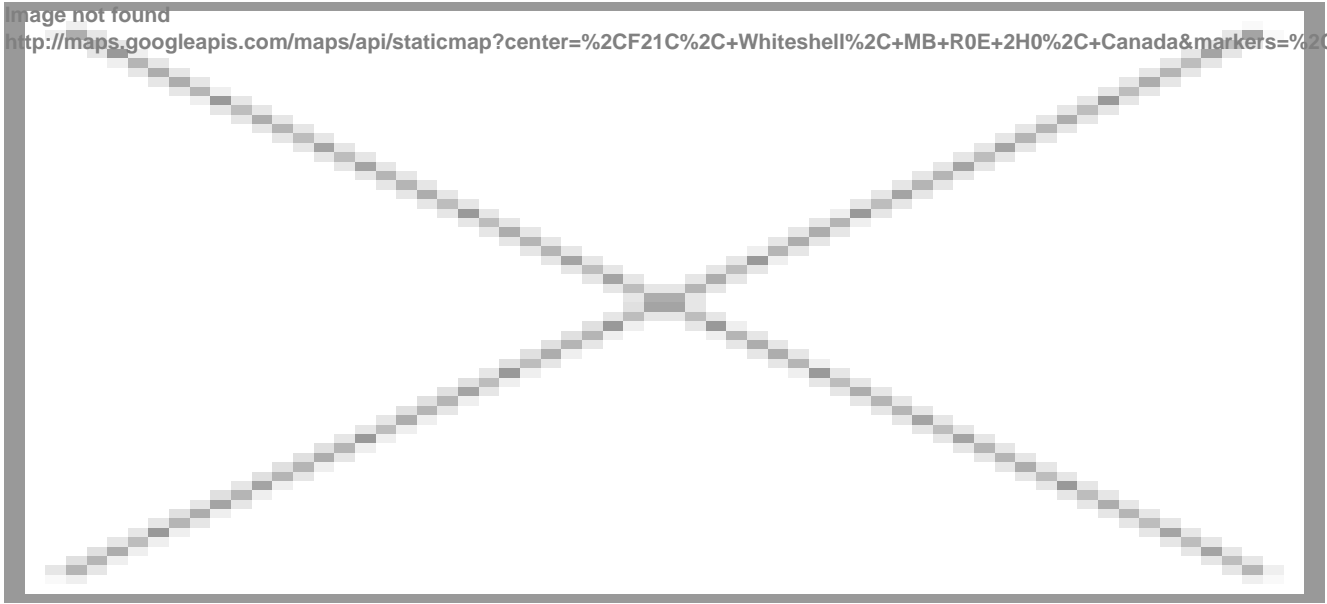


Stunning 4 Season Whiteshell Cottage for Sale Block 12 Falcon Lake - Front View

# Property Location

Image not found

<http://maps.googleapis.com/maps/api/staticmap?center=%2CF21C%2C+Whiteshell%2C+MB+R0E+2H0%2C+Canada&markers=%2CF21C%2C+Whi>



## 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/stunning-four-season-whiteshell-cottage-sale-block-12-falcon/>