



# Falcon Realty Ltd.

*Your Whiteshell Cottage Specialists*

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

## Whiteshell Brereton Lake Build Your Dream Cottage Here

Sold - ID: ID-2146



Plot Size	> 15000 Square Feet m <sup>2</sup>
Living Area	610 m <sup>2</sup>
Parking	Ample
Built in	Older

**Whiteshell – Brereton Lake – Build Your Dream Cottage Here !!!**

**Falcon Realty Ltd**

**Brereton Lake Cottage – SOLD**

Thinking of Retiring out at the Lake?

Looking to Build Your Dream Cottage ?

Rare Find – Not Many of these Lots Left on Brereton Lake, Build Now, Dream Later

### The Lot

- 88.4 Feet of Frontage
- East Side 182.3 Feet
- West Side 152.9 Feet

- Rear: 90 Feet
- Extra 10 Foot Buffer Area along East Side of Lot Offers Additional Privacy
- Low Profile (Elevation) Lot – Gentle Slope Down to Water's edge
- Ample Parking at Rear of Cottage
- Shoreline Protected by Rock
- Sand bottom with Very Gradual Drop off to the Deeper Water, is perfect for You and Your Family
- 4 Season Access
- Stunning View of Lake
- Enjoy the Sunrise and Sunsets from the Water's Edge – Easy Access to Boathouse
- Visible Bedrock – Ideal for Your New Build
- Low Maintenance Lot
- Experience All of what Inverness Falls Area Offers (Inverness Falls Brereton Lake)
- Truly Ideal Building Lot

## The Cottage

- Approximately 610 Square Feet
- Basic cottage – No value lost when Removing Cottage
- Minimal Cost to Remove Cottage adds to your budget to Build
- Whiteshell – Brereton Lake – Build Your Dream Cottage Here !!!
- Lease up for Renewal in April 2020 which means a buyer will get a 21 year Lease
- Annual Lease Fee (2019-2020) – \$1,927.35

## Water's Edge

- Boathouse Functions as Tool shed when Building Your Dream Cottage
- Fantastic View of Brereton Lake
- Enjoy the Sunrises, the Sunsets, and the Shimmering Moon Lit Water

Whiteshell – Brereton Lake – Build Your Dream Cottage Here !!!

Brereton Lake Beach

Here you can Absorb both the Stunning Sun Rises and Stunning Sun Sets. Allow your mind to drift away like a Frog on a Lily Pad all While Chilling at the Water's Edge..... And if it's not the sun that melts you, the Harvest Moon will surely do the trick..... Feel Free to access this property all year long with Several Year Round Residents in the Block. The time to Build Your Dream Cottage has Just Arrived, Building Now and Watch Your dreams Come Alive – Investing now, will give you Enjoyment for Generations to Come

For more Information about this Property Call Dave Ellie / Nicole Ellie (Realtor) Today

Dave Ellie

Broker, Falcon Realty Ltd

Office: 1-204-349-3283

Wpg Cell: 1-204-793-3659

We are the Whiteshell Cottage Specialists !!

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

## Listing Gallery



Whiteshell - Brereton Lake - Build Your Dream Cottage Here !!! Rear View of Lot



Whiteshell - Brereton Lake - Build Your Dream Cottage Here !!! View from Road



Whiteshell - Brereton Lake - Build Your Dream Cottage Here !!! Back Yard View of Lot



Whiteshell - Brereton Lake - Build Your Dream Cottage Here !!! Boat house and Shed at Waters Edge



Whiteshell - Brereton Lake - Build Your Dream Cottage Here !!! South East Water Front



Whiteshell - Brereton Lake - Build Your Dream Cottage Here !!! South West Water Front

## 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 22+ 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."



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See my listings

## Property URL



<http://falconrealty.ca/property/whiteshell-brereton-lake-build-your-dream-cottage-here-brereton-lake-cottage-for-sale-fantastic-sunrises-sunsets-moonlight-walk-swim/>