



Description

West Hawk Lake Gem - Unmatched Privacy, Sand Beach & Turnkey Cottage Living!

West Hawk Lake - Whiteshell Provincial Park

Inquire Today - Rare Opportunity!

Escape to your own private retreat in the heart of the Whiteshell! Nestled on a **secluded, low-profile lot** in a **quiet sheltered bay** on stunning **West Hawk Lake**, this **turnkey 3-bedroom cottage** offers the perfect blend of comfort, natural beauty, and **true cottage charm**. With **no immediate neighbors** on either side and **100 feet of shoreline**. **Did we mention the Sand beach ?**, You'll feel worlds away - yet be just minutes from all the essentials.

The Cottage

- 3 cozy bedrooms & 1 full 3-piece bathroom
- Open-concept kitchen and living area with **vaulted ceilings** and a **classic wood-burning fireplace**
- Large **screened sitting room** overlooking the lake - perfect for morning coffee and taking in the songs birds sing to you each and every morning
- Fully **furnished and move-in ready** - just bring your groceries and swimsuits!

- **100% Cottage Vibes** – ideal for unplugging and enjoying everything lake life has to offer
 - **Newer floating dock** with a hinged gangway and stationary section – ready for boats, swimming, and sun-soaking
 - Cottage is approximately 800 Sq. Ft. with an additional 222 Sq. Ft. screened sitting Room
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The Lot

- **100 ft frontage × 150 ft deep | 15,000 sq ft rectangular lot** – ideal for future development or expansion
 - **Extremely private** – no immediate neighbors, rare for West Hawk Lake
 - **Low-profile with gentle slope** right down to the **gorgeous sand beach**
 - **Dive-in ready** from the end of the dock – ample water depth for swimming & boating
 - Located in a **calm, sheltered bay** with minimal boat traffic and near-perfect conditions for paddleboarding, kayaking & floating
 - **Cottage accessible year-round** via Big Island Landing Road
 - [Lot Plan](#)
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⚙️ Utilities & Features

- 100 Amp electrical panel with main breaker
 - Electric baseboard heat in bedrooms & floor-controlled heater in bathroom
 - **Wood stove** adds warmth & atmosphere
 - Water supply drawn directly from West Hawk Lake
 - Sewage plumbed to a **holding tank**; greywater plumbed to a **pit**
 - Functional 3-season layout with upgrade potential for winter use
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Live the Lake Life

- Year-round access for **fishing, snowmobiling, hiking, hunting, and more**
 - Minutes to West Hawk townsite – boat launch, public beach, restaurants
 - **Only 7 miles to Falcon Lake** – groceries, golf, hardware, and more
 - Close to horseback riding, biking trails, cross-country skiing, and park amenities
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Don't Miss This One-of-a-Kind Opportunity

Whether you're looking for a peaceful family getaway, a private waterfront to build your dream retreat, or a move-in ready cottage to enjoy *this summer* – this West Hawk property delivers it all.

Incredible privacy. Sand beach. Dive-in dock. All in Whiteshell's most coveted location.

Start making memories at the lake – today.

For more information or to schedule a viewing, call Dave Ellie at 204-793-3659 or email Dave@falconrealty.ca.

[West Hawk Caddy Star Hunt Subdivision Map.pdf](#)

[Lot Plan](#)

\$725,000.00

Give Us A Call

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Email us Today

Specifications

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