



## **Description**

### **PENDING SALE**

### **A Rare Family Heirloom on Caddy Lake**

### **Lot 2 Plan 30187 Caddy Lake**

### **NW 1/4 Sec 9 Twp 10 Rge 17EPM**

Welcome to a truly special waterfront property on beautiful Caddy Lake in the Heart of Whiteshell Provincial Park.

Owned by the same family for over 99 years, this cherished lakefront retreat has created generations of memories — and now offers the opportunity for another family to begin their own legacy.

Nestled in a peaceful forest setting near the point forming the entry to the caddy Lake Tunnels, this property enjoys exceptionally quiet waterfront living with little to no passing boat traffic. Whether your passion is canoeing, fishing, swimming, or simply relaxing at the lake, this property captures the very essence of Whiteshell living.

After Selling cottages for close to 30 years, I have been in hundreds of properties. I am confident this location ranks in the top 5%-10% of all locations in the Whiteshell. If you would like to chat and get

my idea of a fantastic location, I'd love to chat - Dave 204-793-6959

## **The Lot & Waterfront**

- Rare freehold title
- Beautifully manicured yard with gentle slope to the water
- Lower profile lot offering a natural lakeside setting
- Underground sprinkler system
- Sand beach stretching across the front of the property
- Gradual sand-bottom shoreline ideal for children
- Dive-in water access off the end of the dock
- Excellent fishing right from the dock
- Situated near the famous Caddy Lake Tunnels leading into South Cross Lake
- A paradise for outdoor enthusiasts, paddlers, and canoe lovers
- Location Near Block 5 Caddy Lake

### [Caddy Lake Subdivision Map](#)

## **Yard Improvements**

- Oversized Double Boathouse
- Garage
- Storage shed
- Wood shed

## **The Cottage**

Thoughtfully constructed and beautifully maintained, the cottage blends timeless charm with modern low-maintenance features.

- Professionally framed by Fleming Pedlar
- Maintenance-free CanExel exterior siding on Cottage
- Boathouse Re-Sided last Year (CanExel)
- Composite decking
- 3 Bedrooms
- 1 full 4-piece bathroom
- Open-concept kitchen, dining, and living area
- Vaulted ceilings over the main living spaces
- Efficient Napoleon fireplace creating a warm and inviting atmosphere
- Almost 4-season usability - Inquire for additional details

## **Mechanical Features**

- Efficient Napoleon fireplace with circulating fan
- Electric baseboard heating throughout
- Central Vacuum System
- Holding tank with lift station to Field
- Large field system positioned well away from the lake

## **Additional Information**

- Annual service fee: \$735.24, No Property Taxes here

\$875,000.00

## **Give Us A Call**

2047933659

**Email us Today**

## **Specifications**

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