



## Description

### **Brereton Lake Back Lot Cottage with Water Access Offered at \$525,000**

Escape to the beauty of the Whiteshell with this charming back lot cottage retreat at beautiful Brereton Lake. Nestled among mature trees on a spacious leasehold lot, this property offers the perfect balance of nature, relaxation, and year-round recreation - All within an easy drive from Winnipeg or Steinbach.

### Property Highlights

- Asking Price: \$525,000
- Back lot cottage with convenient water access
- Leasehold land from the Province of Manitoba
- Lot dimensions: 100' frontage x 150' deep
- Bunk house with Bedroom and Half Bath (18' 3" x 10'3")
- Mature trees surrounding the cottage for Privacy and Shade
- Located in the South end of the Central Whiteshell Provincial
- Easy commute from Winnipeg or Steinbach

This low-maintenance property is an ideal retirement getaway or family retreat, allowing you to spend more time enjoying life and less time maintaining the property.

- Potential Four-Season Playground
- Enjoy endless outdoor recreation right at your doorstep.

**The property is conveniently located near:**

- Trans Canada Trail
- Amisk Self-Guiding Trail
- Brereton Lake Main Beach
- South Beach
- Inverness Falls

#### Summer Activities Include:

- Swimming and beach days
- Boating and watersports
- Fishing
- Hiking and walking trails
- Exploring the natural beauty of the Whiteshell

#### Winter Activities Include:

- Access to well-groomed snowmobile trails
- Ice fishing nearby
- Cross-country exploration through scenic winter landscapes

#### Nearby Amenities

- Conveniently located near the Brereton Lake Resort offering:
- Restaurant and Lounge
- Patio Dining
- Ice Cream
- Shopping and Essentials
- Beer and spirits
- A welcoming gathering spot to catch up on local happenings

Your Private Waterfront Escape is just 30 seconds from the cottage, and your own private dock provides the perfect setting to relax and reconnect with nature family and Friends.

- Spend your evenings:
- **Private Dock** - Watching turtles bask in the sun on your waterfront dock
- Listening to the haunting call of loons
- Sharing stories with the neighbors
- Enjoying peaceful lakefront sunsets
- Creating lasting memories at the water's edge

## **Your Whiteshell Lifestyle Awaits**

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- Whether you're searching for a peaceful retirement retreat, a recreational getaway, or a family cottage to enjoy for generations, this Brereton Lake property delivers the authentic Whiteshell experience.

Call Dave Ellie for all the Details 204-793-3659

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\$525,000.00

### **Give Us A Call**

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### **Email us Today**

## **Specifications**

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