



# Falcon Realty Ltd.

*Your Whiteshell Cottage Specialists*

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

## West Hawk Lake – McKenzie Beach Back Lot Cottage for Sale

**Sold** - ID: ID-2360 - West Hawk Lake



Bedrooms	3
Bathrooms	1
Plot Size	Oversized Lot Over 20,000 Square Feet m <sup>2</sup>

**West Hawk Lake – McKenzie Beach Back Lot Cottage for Sale**

**Block M Lot 40**

**SOLD**

### The Lot

- 100.77 Ft of Frontage
- 200 Ft. Deep – Above average Depth
- 100.43 Ft at Rear
- Gentle slope on Lot – Highest at rear, Lowest at Front
- View from front of lot is to the North
- Great Proximity to McKenzie Beach

- Great Proximity to Hunt Lake
- Perfect Spot for those who Love beautiful Sand Beaches or Quiet Canoe Excursions
- Private treed location with Asphalt Block Road

## The Mechanics

- 200 amp Electrical Service and Panel
- Stone Fireplace made from Native Canadian Shield Rock
- Electric Base Board Heat throughout will keep you toasty warm
- Holding Tank
- Additional Grey Water Pit

## The Cottage

- Approximately 985 Square Ft. includes Glazed Porch
- 3 Bedrooms
- 1 – 4 Piece bath
- Red Oak Flooring
- Walls, Floor and Ceiling Insulated for Winter Use
- Beautiful Blend of Mixed Finishing on Walls
- Open Kitchen / Living room
- Fabulous Stone Fireplace – 16.5 Ft wide
- Glazed Porch
- Post and Pad foundation
- New Hot Water Tank 2019
- Cottage Painted 2016
- Shared Water System with 3 other Cottages
- Furnished

## Site Influences

- Only a Short Walk to McKenzie Beach
- Three cottages away and you find a Paradise for those who Love Tranquil Outdoors – Hunt Lake
- Close to Hunt Lake Trail
- Right by Some of Manitoba's best Hiking trails – The Mantario Trail

## Lease Info

- Recent Renewal
- Lease Expiry April 30, 2040
- Annual Lease Fee – \$1,165.24 ( April 1, 2019 – March 31, 2020)

## Extras

- Work Shop with Concrete Floor
- Outdoor Privy

## West Hawk Lake – Back Lot Cottage for Sale

This Turn Key Cottage is Neat and Tidy, Clearly shows Pride of Ownership. This property is nestled in a private area of West Hawk Lake. You are only a few minutes from McKenzie Beach. Here you can Enjoy the Beautiful sands of West Hawk Lake and the Pristine water of Manitoba's Deepest Lake. The Sand Bottom is not the only Nice feature that the Beach has on offer. A Gradual Drop off Into the Lake provides for a safe Swimming area that is Buoyed Off for Little Ones Protection or even your safety.

If you are looking for a nice quiet spot to take out the canoe, Hunt Lake is just three Cottages down the Asphalt Block Road. Here you'll take your Canoe into quiet bliss, a lake with No Power Boats Allows signs posted to keep things quiet. You're only 1:45 Hours from Winnipeg, mostly on Hwy #1 East making it an easy, safe trip to skip out to the lake for you and your family.

### **More West Hawk Lake Information**

West Hawk Lake is located in the Whiteshell Provincial Park in southeastern Manitoba, Canada. The central portion of the lake is formed by the West Hawk crater, caused by a meteor impact into an ancient rock bed composed of mostly granite. Granite cliffs surround parts of the lake. This area is also known as part of the Canadian Shield that was formed billions of years ago. West Hawk Lake is a good sized lake at 16.2 Square Km's

Parts of the Whiteshell park have elaborate petroforms that were made by First Nation peoples, possibly over a thousand years ago. There are petroform shapes of turtles, snakes, humans and geometrical patterns, often found upon pink granite ridges that were shaped during the last ice age. The lake has private cottages, public beaches, campgrounds and other tourism amenities, and extensive undeveloped shoreline, and is popular for boating, sailing, Wake boarding and scuba diving. It is just north of the Trans-Canada Highway, and on the Trans Canada Trail, on the border of Manitoba and Ontario.

### **Contact Info for Falcon Realty Ltd and West Hawk Lake – Lakefront Cottage for Sale Info**

For more Information about this Property Call Dave Ellie / Nicole Ellie

Dave Ellie, Broker, Falcon Realty Ltd. / Nicole Ellie, Realtor, Falcon Realty Ltd.

Office: 1-204-349-3283 / Wpg Cell: 1-204-793-3659

We are the Whiteshell Cottage Specialists !!

Other Falcon Realty Ltd Cottages Listings

## **CONTACT US ABOUT THIS PROPERTY**



## Listing Gallery



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Rear View



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Rear View



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - East Side View



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Glazed Porch



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Living Room



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Living Room





West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Kitchen



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Kitchen



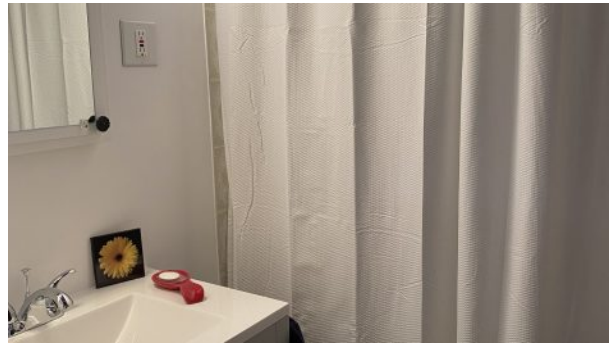
West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Master Bedroom



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - 2nd Bedroom



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - 3rd Bedroom



West Hawk Lake - McKenzie Beach Back Lot Cottage for Sale - Bathroom

## 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."



**Email:** dellie1@shaw.ca

**Website:** <http://www.falconrealty.ca>

**Phone:** 204-793-3659

See my listings

## Property URL



<https://falconrealty.ca/property/falcon-realty-ltd-west-hawk-lake-cottage-for-sale-back-lot-mckenzie-beach/>