



# Falcon Realty Ltd.

*Your Whiteshell Cottage Specialists*

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

## West Hawk Lake – Lakefront Cottage for Sale

**Sold** - ID: ID-2303



**West Hawk Lake – Lakefront Cottage for Sale**

**Lot 26 McKenzie Beach**

**SOLD**

### The Lot

- 90.35 Ft of Frontage
- 133.57 Ft. deep
- Intermediate Profile Lot
- View from front of lot is East-Northeast
- Big Water View off Front of Cottage – So You can see 75% of West Hawk Lake from the Front of this Lot
- Perfect Spot for those Spectacular Sun Rise moments
- Sheltered Bay and Exposure provides for CALM at the Waters Edge
- Private treed location, so you can see the lake from the Cottage, but can barely see the Cottage from the Lake

## The Mechanics

- 200 amp Electrical Service and Panel
- Franklin Wood Stove
- Electric Base Board Heat throughout will keep you toasty warm
- Septic tank and Field for Sewage, with additional gray water pit
- Additional Grey Water Pit

## The Cottage

- Approximately 1025 Square Feet, with additional 300 Square Foot Screened Sun room
- 3 Bedrooms
- 1 – 4 Piece bath
- Oak Flooring
- Pine finishing on Walls
- Post and beam Screened Porch with Cathedral Ceiling and Mahogany floors (Refinished in 2019)
- Laminate Flooring in Kitchen and Hallway
- Two Level Deck at Rear of Cottage with Portable Fire Pit with Sun through till mid afternoon, Decks redone within last two years
- Interior Finished like a Cottage
- Tastefully Furnished
- Glazed Kitchen / Dining room Overlooks Lake
- Flat Top Boat House, built to accommodate 2nd story if preferred

## Boathouse & Waters Edge

- 18 Ft. by 22 Ft. Boathouse house
- Marine Rail System with High Capacity Electric Winch
- Finger Dock
- Ample Decking by Waters Edge
- Deep Dive access off Dock and Deck
- Full Sun on the Dock / Deck from sunrise till late afternoon
- Docks and Property Sheltered from prevailing south and west Summer winds as well as North winds in Spring and Fall

## Lease Info

- Lease Expiry April 30, 2030
- Annual Lease Fee – \$2,323.74 ( April 1, 2019 – March 31, 2020)

## West Hawk Lake – Lakefront Cottage for Sale

While sitting on the deck or dock, this gorgeous spot has full sunshine from morning till the late afternoon. The boathouses on the immediate neighboring properties have been developed to the north and south ends of their respective properties, providing for a wide open approach to this piece of heaven. Being Nestled a little bit in the cove, makes this location sheltered from the bigger waves on West Hawk, so its an easy swim, even on those windy days.

If you are looking for a nice quiet spot to take out the canoe, just travel up the shoreline to the North / East, to the undeveloped shoreline of West Hawk Lake. This cottage is exactly that..... 100% cottage, with finishing and decor welcoming you to the Canadian Shield. 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

## Listing Gallery



West Hawk Lake - Lakefront Cottage for Sale - Front of Cottage



West Hawk Lake - Lakefront Cottage for Sale - Boat House



West Hawk Lake - Lakefront Cottage for Sale - Steps Down to Boat House



West Hawk Lake - Lakefront Cottage for Sale - Screened Porch with View to Lake



West Hawk Lake - Lakefront Cottage for Sale - Screened Porch with View to Lake

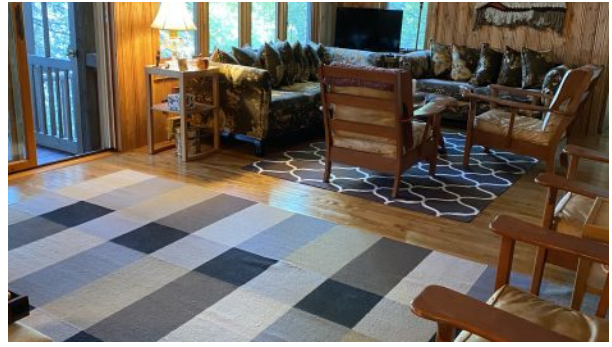


West Hawk Lake - Lakefront Cottage for Sale - Living Room with Patio Doors onto Screened Porch





West Hawk Lake - Lakefront Cottage for Sale - Living Room connected to Kitchen / Dining room



West Hawk Lake - Lakefront Cottage for Sale - Living Room with Screened Porch Access



West Hawk Lake - Lakefront Cottage for Sale - Living room



West Hawk Lake - Lakefront Cottage for Sale - Kitchen / Dining Room



West Hawk Lake - Lakefront Cottage for Sale - Kitchen / Dining Room with View to Lake



West Hawk Lake - Lakefront Cottage for Sale - Bedroom #1



West Hawk Lake - Lakefront Cottage for Sale - Bedroom #3 - View to Lake



West Hawk Lake - Lakefront Cottage for Sale - Bedroom #2





West Hawk Lake - Lakefront Cottage for Sale - 4 Piece  
Bath Room

## 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



<https://falconrealty.ca/property/west-hawk-lake-lakefront-cottage-for-sale/>