



*Year-Round Cottage Home  
Barrier Bay Lakefront*

*Block 2, Lot 4  
\$450,000*

◆◆◆ Beautiful Location! ◆◆◆ Immaculate Renovated Lakefront Home! ◆◆◆

- ◆ Approx. 1100 SF Year-Round Cottage Home
- ◆ 2 bedrooms
- ◆ 3-piece bathroom (walk in shower)
- ◆ Mainly pine interior
- ◆ Sea Grass & linoleum flooring
- ◆ Large deck at front of cottage
- ◆ Gazebo on front deck
- ◆ Floating dock at waterfront
- ◆ Washing machine & dryer
- ◆ Year-round water system
- ◆ Lease renewal 2026
- ◆ 12x16 ft. bunk house
- ◆ Nestled in the trees!
- ◆ On south shore of Winnipeg River on Barrier Bay
- ◆ Flat gently sloping 100x140 ft lot
- ◆ Vinyl siding exterior
- ◆ Fully insulated
- ◆ Double pane windows
- ◆ 200 AMP electrical service
- ◆ Electric baseboard heaters
- ◆ Asphalt shingles
- ◆ Holding tank for sewage
- ◆ Fees: \$1943.36 (4/1/2018 to 3/31/2019)  
Includes \$500 Chief Place of Residence Fee

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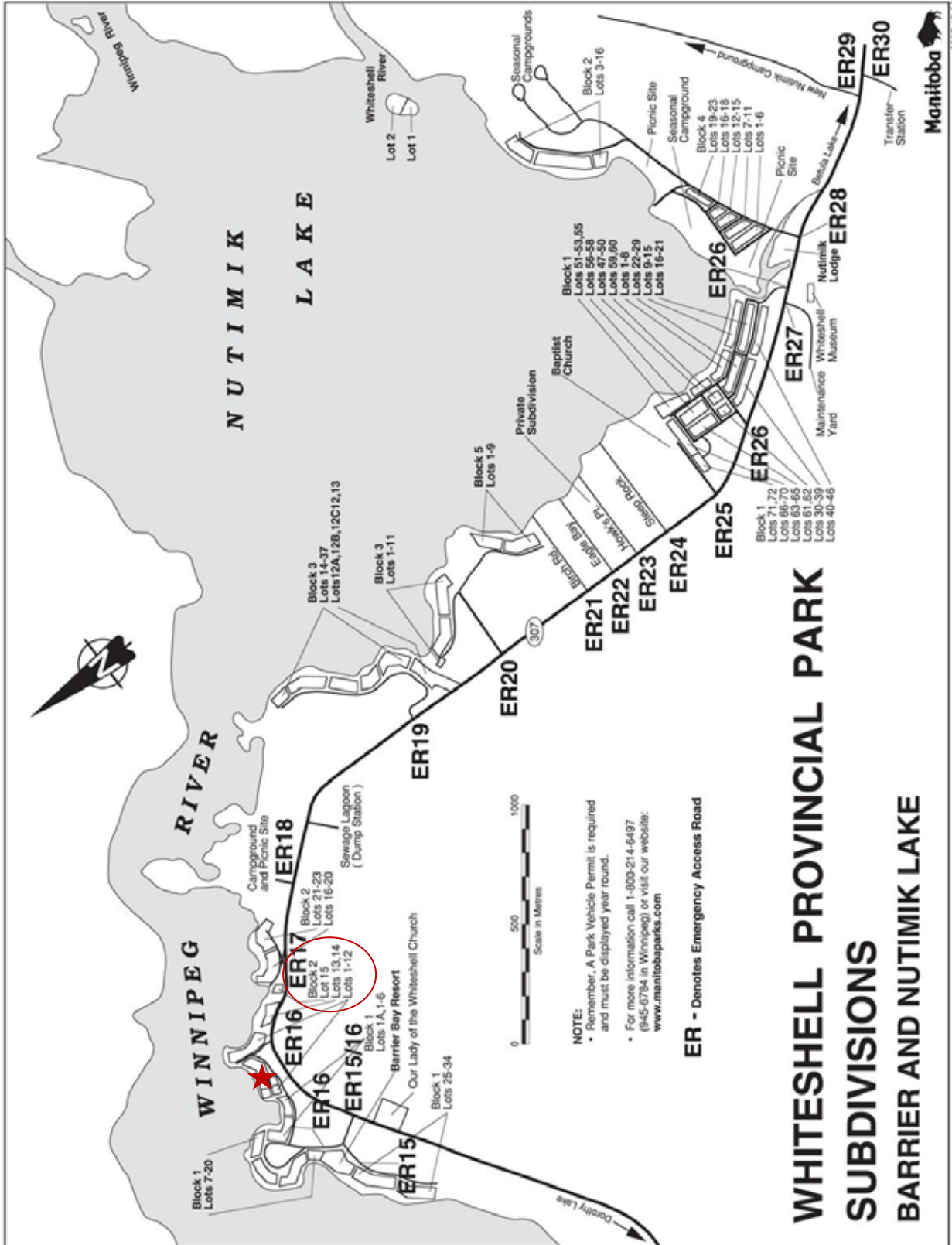
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# WHITESHELL PROVINCIAL PARK SUBDIVISIONS BARRIER AND NUTIMIK LAKE

**NOTE:**

- Remember, A Park Vehicle Permit is required and must be displayed year round.
- For more information call 1-800-214-6497 (945-6784 in Winnipeg) or visit our website: [www.manitobaparks.com](http://www.manitobaparks.com)

**ER - Denotes Emergency Access Road**



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