

Brereton Lake Lakefront Block 4, Lot 18, ER 77 \$650,000

Enjoy Your own Piece of Paradise!

Year-round use! Fantastic summer sunsets! Enjoy swimming, boating, fishing, hiking, snowmobiling, cross-country skiing and snowshoeing! Excellent trail system. Brereton Lake is one of the jewels of the Whiteshell.

Louise Sampson, Broker Sampson's Realty Group

Cell: 204-794-7473 Email: sampsons@mts.net

Web: www.sampsonsrealty.com



The information contained herein has been obtained through sources deemed reliable by Louise Sampson & Sampson's Realty Group but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information which is of material interest to them.

The Property

- ♦ Excellent lakefront location
- ♦ Just off PTH307 on ER 77
- ♦ Westerly facing; Enjoy spectacular sunsets!
- ♦ Lot dimensions: 100' (N/W), 100.15' (S/E), 200' (S/W), 235.8' (N/E)
- ♦ Lease renews 2032
- ♦ Fees approx. \$2100.00 (4/1/2024 3/31/2025)

The Cottage

- ♦ Move in and enjoy!
- ◆ Comfortable and inviting
- ♦ 1200 SF year-round cottage
- ◆ Furnished; tastefully decorated
- ♦ Tongue & groove pine interior
- ◆ Mainly laminate flooring
- ♦ Oak kitchen cabinets
- ◆ Fridge, stove, dishwasher & microwave
- ♦ 3 bedrooms
- ◆ Main bedroom has patio doors to deck
- ♦ 3-piece bathroom
- ♦ Washer & dryer
- ♦ New hot water tank (2023)
- ♦ Roof: asphalt shingles
- ♦ Exterior: vinyl siding
- ♦ Efficient Napoleon wood stove
- **♦** Electric heaters
- ◆ "Smart" thermostats (wifi controlled)
- ♦ Starlink internet ready
- ♦ 200 AMP electrical service
- ♦ 328 SF deck on S/E corner
- ♦ Holding tank sewage/grey water system (not insulated)
- ♦ Year-round water system
- ♦ Weather-proof tent garage

The Waterfront

- ◆ Custom retractable deck/dock
- ◆ Custom boat ramp system
- ◆ Deep water off dock







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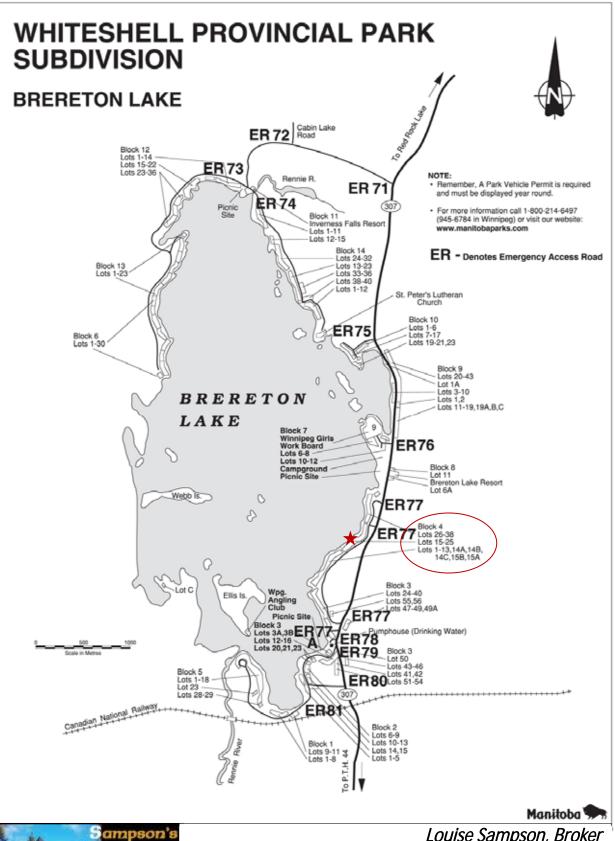














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