



***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, biking, snowmobiling, cross-country skiing and snowshoeing! Excellent trail system. Brereton Lake is one of the jewels of the Whiteshell.

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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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WHITESHELL PROVINCIAL PARK SUBDIVISION

BRERETON LAKE



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