



***Brereton Lake  
Block 9 Lot 43***

**\$249,700**

- ◆ 1300 SF furnished cottage
- ◆ 4 bedrooms
- ◆ 2 bathrooms: 3-piece & 2-piece
- ◆ Mainly pine walls & ceilings
- ◆ Laminate flooring + carpeting
- ◆ Sunroom off living room
- ◆ Hot tub room off living room
- ◆ Vinyl siding exterior
- ◆ 2 sheds
- ◆ Lease renewal: 2028
- ◆ Enjoy fishing & boating on Brereton Lake
- ◆ Great dock location, just across the road!!!
- ◆ Large dock + deck at waterfront
- ◆ Private, treed 100x150 ft lot
- ◆ Neighbour one side only
- ◆ 200 AMP electrical service
- ◆ Electric heaters
- ◆ Shingles (2016)
- ◆ Holding tank sewage system
- ◆ Holding tank water system
- ◆ Fees: \$789.85 (04/1/2017 to 03/31/2018)
- ◆ Multi use trail system nearby

***Sampson's Realty Group***  
***Phone: 204-369-5212 / 204- 794-7473***  
***Louise Sampson, Broker***  
***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.

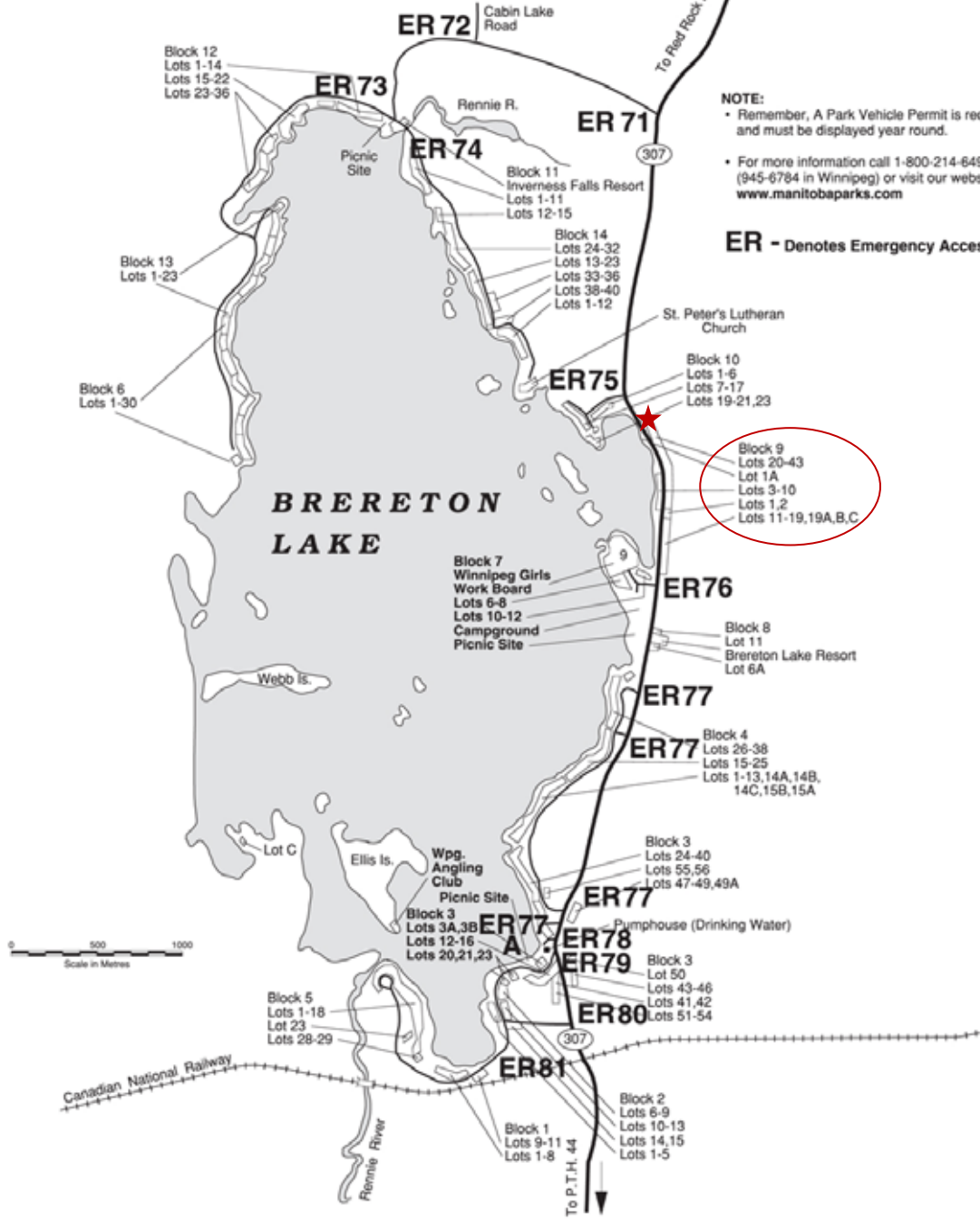






# WHITESHELL PROVINCIAL PARK SUBDIVISION

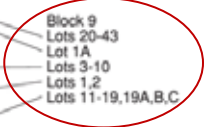
## BRERETON LAKE



**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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