



*Thompson Lane
Nutimik Lake*

*Lakefront Cottage Home
\$687,000*

◆◆◆ *Rare Opportunity!* ◆◆◆ *Owned Land within Whiteshell Provincial Park!* ◆◆◆

- ◆ 1496 SF Year-Round Cottage Home!
- ◆ 3 bedrooms c/w sunroom off master bedroom
- ◆ 4 piece bathroom + main floor laundry
- ◆ Mainly pine interior
- ◆ Island style kitchen
- ◆ Great room: living room, dining room + kitchen
- ◆ Family room c/w wall of windows
- ◆ Floating dock at waterfront & small beach
- ◆ 210 ft wide lot faces east
- ◆ Shoreline is finished with rip rap
- ◆ 30x38 ft detached garage has concrete floor
- ◆ Additional storage beside garage
- ◆ Exterior propane tank is rented
- ◆ Owned land: service fee: \$420 per year
- ◆ Approx. 7.5 acre lot! Mainly pine, spruce & birch
- ◆ Private location c/w private drive to lake house
- ◆ Landscaped adjacent to lake house at waterfront
- ◆ Vinyl siding exterior; shingles replaced 2018
- ◆ Home has been lifted + leveled
- ◆ Shade-O-Matic window coverings in FR, Sunroom, LR
- ◆ Triple pane Polar windows
- ◆ Electric furnace, central air + propane stove in great room
- ◆ Concrete perimeter foundation with insulated pony wall
- ◆ Crawl space under cottage has spray foam insulation
- ◆ Year-round water system c/w heat trace water line
- ◆ Fridge, stove, DW, MW, washer + dryer included
- ◆ Holding tank for sewage
- ◆ 200 AMP electrical service

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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.



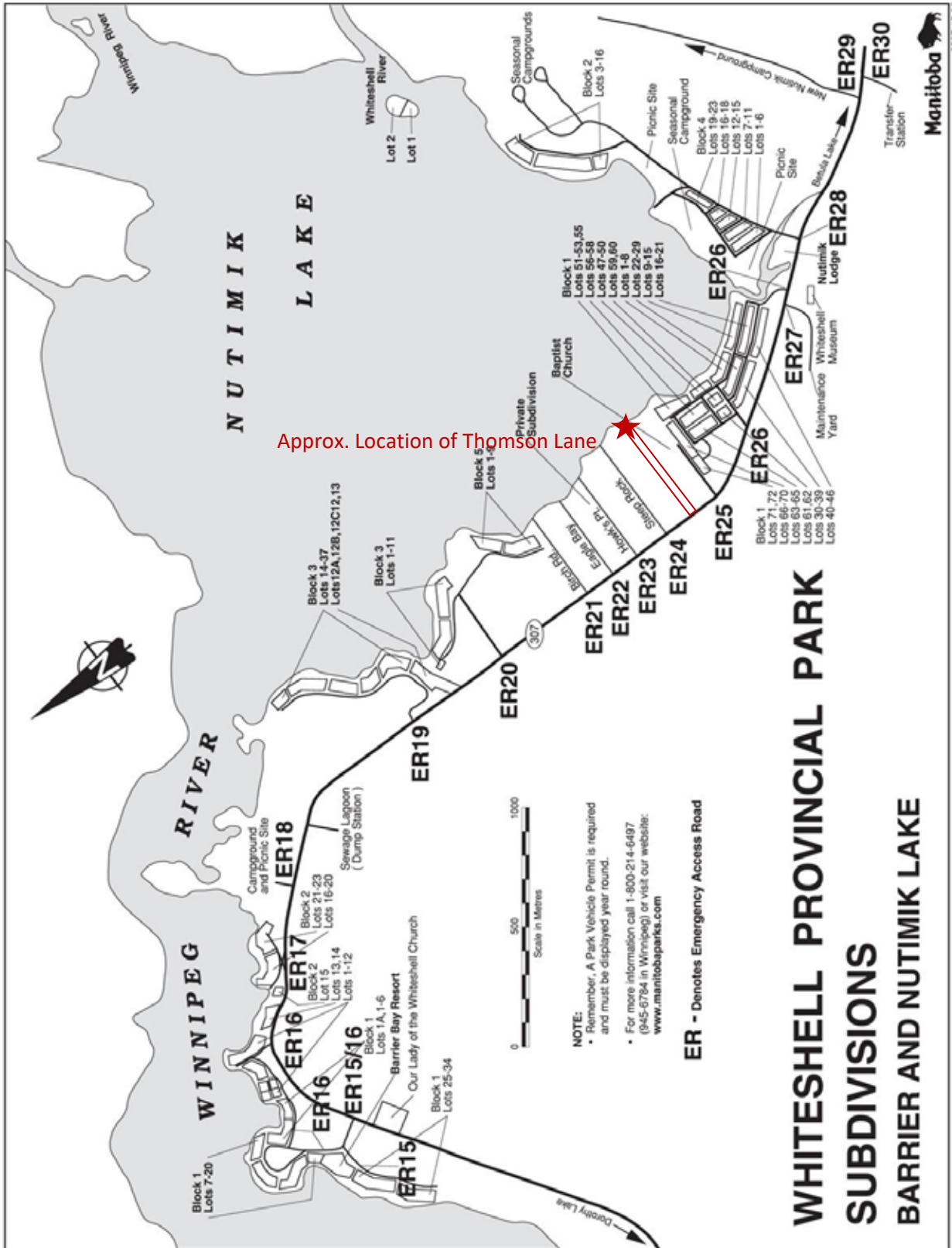












WHITESHELL PROVINCIAL PARK SUBDIVISIONS BARRIER AND NUTIMIK LAKE



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

ER - Denotes Emergency Access Road



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