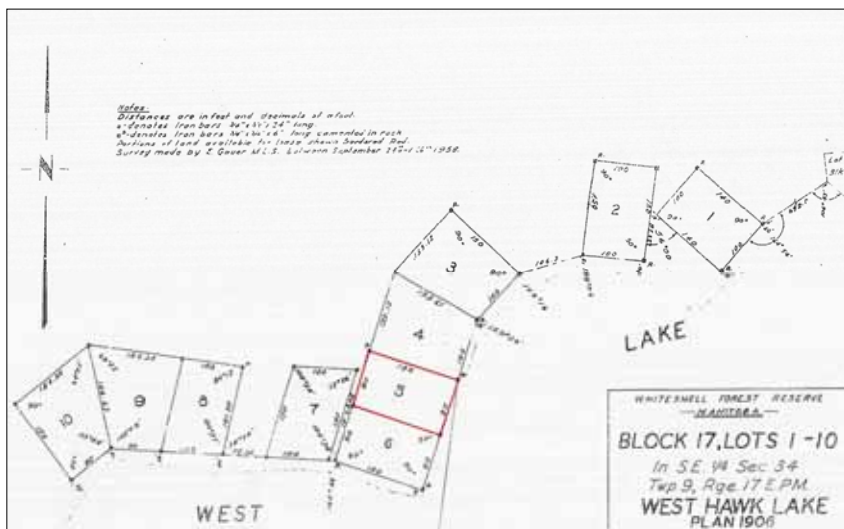




*Beautifully Renovated Lakefront Cottage
Turn Key: Move in + Enjoy!*



**WHITESHELL
PROVINCIAL PARK**

**West Hawk Lake
Block 17 Lot 5**

\$647,000

Louise Sampson, Broker
Sampson's Realty Group
Cottage: 204-369-5212 / Cell: 204-794-7473
sampsons@mymts.net / www.sampsonsrealty.com



The Cottage

- ◆ 1100 SF on main level
- ◆ Comes furnished: turnkey! Move in & Enjoy!
- ◆ Main floor interior is spectacular!
- ◆ Beautiful pine interior walls
- ◆ Ceilings finished in pine & cedar
- ◆ Flooring mainly w/w carpeting & linoleum
- ◆ Great room: living room, dining room & kitchen
- ◆ Great room c/w Regency wood stove
- ◆ Sunroom c/w windows on three sides
- ◆ 3 Bedrooms
- ◆ Master bedroom has patio doors to front deck
- ◆ One 4-piece bathroom
- ◆ Lower level is partially finished and is not included in square footage
- ◆ Decks on 3 sides of cottage
- ◆ Spectacular panoramic lake views!



The Mechanics

- ◆ Main floor renovation 2010-2012
- ◆ Mainly insulated
- ◆ Electric forced air furnace
- ◆ 200 AMP electrical service
- ◆ Single pane windows
- ◆ Seasonal water system from the lake
- ◆ Cottage is built on bed rock



The Lot

- ◆ Fabulous location!
- ◆ 90x150 ft park-like lot
- ◆ Easterly facing: Watch the sun rise!
- ◆ Boathouse & deck at waterfront
- ◆ Retractable dock
- ◆ Deep water off of dock

The Lease

Fees: \$2230.24 (04/01/2018 to 03/31/2019)

Renewal: 2024

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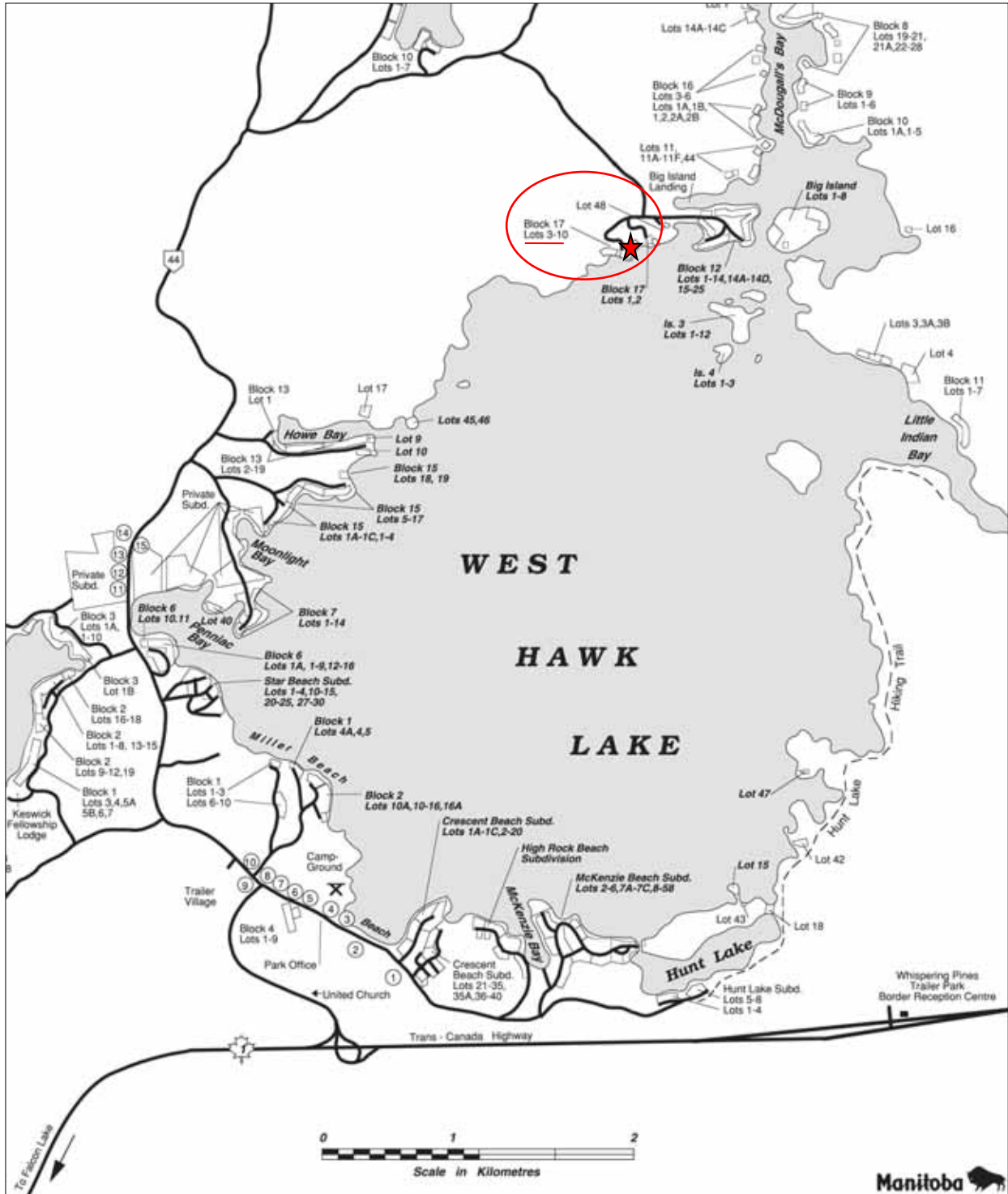












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