



***White Lake  
Lake View  
Seasonal Cottage  
Block 2, Lot 2  
\$298,500***

### ***Enjoy Lake Life at White Lake!***

*Move in and Enjoy! This comfortable and inviting cottage at White Lake is nestled in the trees on an excellent back tier lot with a lake view and a dock just across the roadway. Enjoy boating, swimming and fishing at White Lake in Whiteshell Provincial Park. Excellent hiking trails! Visit Rainbow Falls!*

***Louise Sampson, Broker  
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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.

***White Lake Lake View Cottage***  
***Block 2, Lot 2***  
***\$298,500***

**The Property**

- ◆ Great location!
- ◆ View of the lake from cottage & deck
- ◆ Nestled in the trees; northwesterly facing
- ◆ Close to boat launch
- ◆ Back tier lot with dock across the roadway
- ◆ Lot dimensions: 75 x 150 ft
- ◆ Lease Renewal: 2029
- ◆ Fees: \$771.22 (4/1/2023 to 3/31/2024)



**The Cottage**

- ◆ Move in and Enjoy!
- ◆ Turnkey: clean & mainly furnished
- ◆ 704 SF (approx.) insulated cottage
- ◆ Plus 319 SF screened veranda
- ◆ 3 bedrooms
- ◆ One 4-piece bathroom
- ◆ Wood exterior
- ◆ Electric baseboard heaters
- ◆ Efficient Elmira wood stove
- ◆ 100 AMP electrical service
- ◆ Seasonal water system
- ◆ Well for water
- ◆ Holding tank for sewage



**The Waterfront**

- ◆ Dock just across the road at waterfront
- ◆ Natural sand beach
- ◆ Roll in dock
- ◆ Shared shed (with lot 1)

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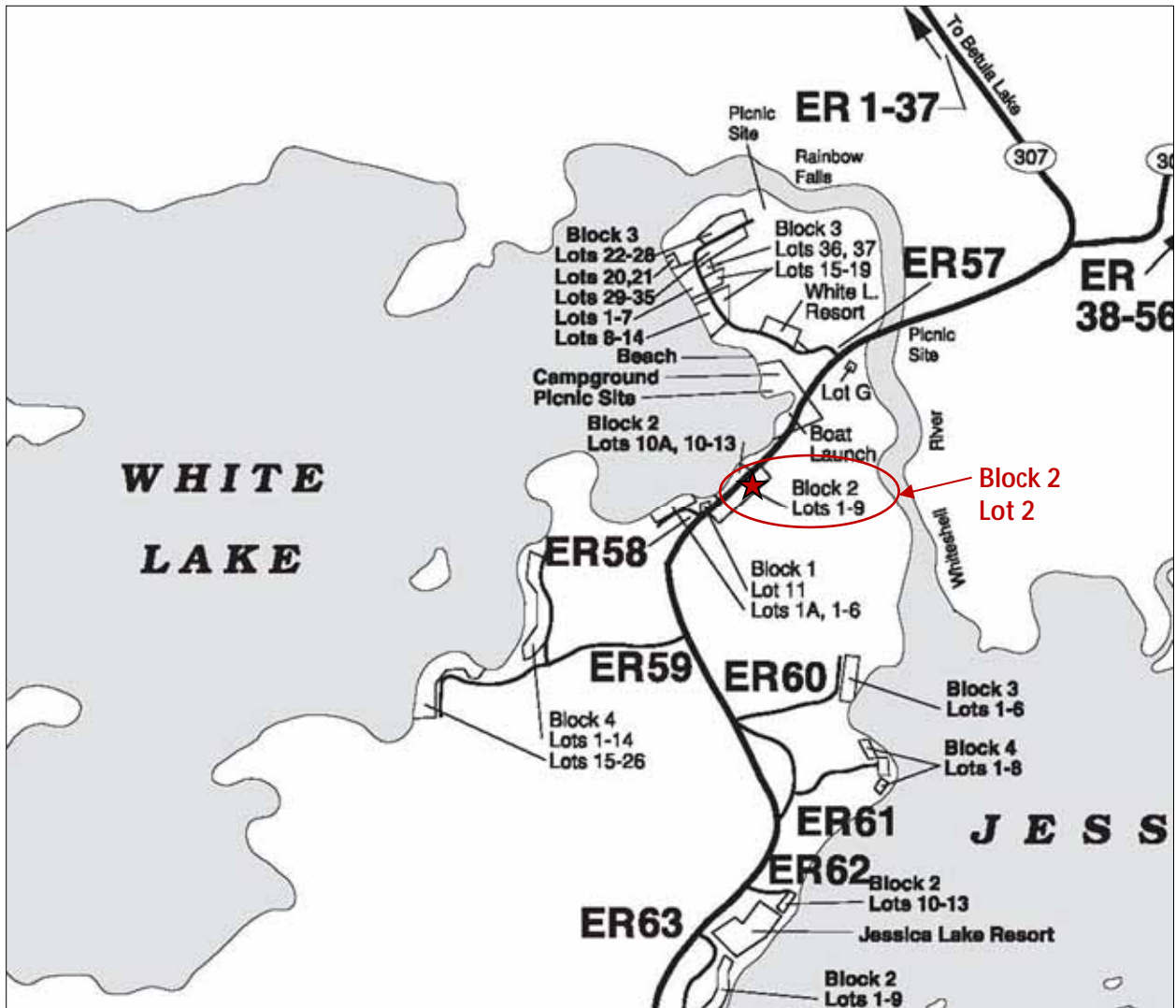












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