



## 25 Pixieland, West Hawk Lake Road West Hawk Lake Manitoba

\$759,900

R29//West Hawk Lake/Very solid and straight, this 1600 sq ft 3 bedroom cottage is built on rock and has experienced minimal if any movement. One level, functional design offering a European style eat-in kitchen, livingroom with vaulted ceilings and stone-faced electric fireplace, cozy sunken sunroom with access to patio, diningroom with patio doors onto unistone decking, family room/den with French doors , large primary bedroom and four piece main bathroom. The interior is finished in warm tongue and groove pine and the floor coverings are carpeting and sheet vinyl. The Livingroom, Diningroom, Sunroom and Den all enjoy lake views. Down at the water but contained within the property boundaries is a charming guest house. The cottage lot has a medium height profile and is mostly natural growth with rock outcroppings. Quietly tucked away at the end of Penniac Bay road in West Hawk lake, an early possession is available for you to begin a fantastic summer in the Whiteshell Provincial Park. Low annual service fee, appliances included, Ice protected location. Lake frontage is 94.3 feet, and you can drive right to the back door! (id:6769)

Primary Bedroom 12 ft X 12 ft

Bedroom 7 ft ,4 in X 9 ft ,6 in

Bedroom 10 ft ,2 in X 7 ft

Living room 16 ft X 15 ft

Kitchen 9 ft X 19 ft

Family room 15 ft X 9 ft ,9 in

Dining room 10 ft ,3 in X 8 ft

Sunroom 8 ft ,6 in X 13 ft

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



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