



## 3 Block 1 Road Falcon Lake Manitoba

\$819,900

R29//Falcon Lake/Lovingly cared for 1080 square foot three bedroom, one bathroom, seasonal cottage located in the Toniata area of Falcon Lake. Southerly exposure offering lots of Sun for tanning on the dock and diving in for a quick cool down. Solid and straight, this one storey open floor plan is both bright and inviting. Upgraded kitchen with white cabinets, vinyl plank flooring and built in dishwasher. Combo dining room and conversation pit with gorgeous lake views, cork flooring, vaulted pine ceilings and patio doors to maintenance free decking. You'll be very cozy in the large living room featuring enameled woodstove. Updated three-piece bathroom, laundry/utility room and three bedrooms complete this functional floor plan. Screened room with Lakeview accessible by front and rear. Extra sleeping quarters provided by your nearly brand new 12' x 16' Bunkie! Your weekend guests won't want to leave after overnighting in this cozy guesthouse offering a loft, pine interior, baseboard heat and front deck. Natural growth medium profile lot measuring 80 x 130 feet. Single boathouse at the water and newer 8 ft wide finger dock. 2024/25 lease fee was \$2210.51, lease expires April 30th, 2040. (id:6769)

Primary Bedroom 10 ft X 9 ft ,6 in

Bedroom 9 ft ,6 in X 8 ft

Bedroom 7 ft X 6 ft

Kitchen 10 ft X 18 ft

Living room 24 ft X 17 ft

Dining room 13 ft X 9 ft ,6 in

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



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