



## 50 Block 12 Road Falcon Lake Manitoba

R29

# \$550,000



R29//Falcon Lake/South shore back-tier offering! Large, gorgeous, treed lot. Lots this size are a rarity in the park. This updated 1375 square foot, seasonal, 1-story cottage is sure to impress. Beautiful 3-season pine sunroom with wood-burning stove. Large dining room with luxury vinyl plank flooring and vaulted ceilings, which is perfect for big family gatherings. Large kitchen with pine cabinetry, vinyl plank flooring, and built-in dishwasher. Huge great room with pine interior and large, stone, wood-burning open fireplace. Modern 4-piece bathroom. Two generous-sized bedrooms, both with double clothes closets. Huge attached deck (2016). The deck steps down to a professionally landscaped paving stone patio with fire pit. Also included is a bunkie/storage shed with a large guest bedroom. New pine ceiling and walls with blown-in insulation (2022), new kitchen cabinetry and quartz countertops (2023), full bathroom renovation (2023), new subfloor and flooring (2023), new dishwasher/microwave/exhaust fan (2023), new fridge/washer/dryer/hot water tank (2025). Cottage was relevelled in 2022, new roof shingles 2018, new 2000 gallon holding tank in 2020, electric baseboard heat. Flexible Possession available! (id:6769)



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