



## 61 Dogwood Street Falcon Lake Manitoba

R29

**\$464,900**



R29//Falcon Lake/Location location location! This 4-season Falcon townsite cottage is conveniently located one block from golf, across the street from tennis, and minutes from the beach! This property has been totally upgraded by the current owners. Property has a crushed granite driveway (2024) with tons of additional parking along Green Ave. Vinyl siding, metal roof, attached decking, and firepit area! Approximately 1000 square feet, this 4 bedroom 1 bath winterized cottage should check alot of boxes for you! Electric baseboard heat + wood-burning fireplace, town sewer and water, 100 AMP electrical, vinyl plank flooring, and PVC dual pane windows. Kitchen features white cabinetry and stainless steel appliances. Cozy open-concept living area with lots of natural light. One of the top features is the large detached screen gazebo with shed roof. This area is perfect for gathering and socializing outside! 2020: levelled cottage and added posts, new flooring throughout, open-concept floor plan added, installed timber accents, new kitchen cabinets and appliances, upgraded lighting, upgraded plumbing, landscaping. 2021: Refinished and upgraded detached gazebo, added woodshed. 2024: Built driveway (id:6769)

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