



## 25 28 Penniac Bay, West Hawk Lake Road West Hawk Lake Manitoba

\$1,100,000

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.

R29//West Hawk Lake/There are two separately titled properties included at the asking price. The first is the lakefront cottage with guesthouse. The second is a large, vacant building lot located directly behind the cottage. This unique situation may be very appealing to a buyer with large family who could construct a new build close by. 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. The separately titled back lot is irregular in shape, fully treed and above normal in size. (id:6769)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.