



## 40 Toniata Road Falcon Lake Manitoba

\$599,000

R29//Falcon Lake/Long time family-owned property located on the North shore of Falcon Lake in Toniata Beach. Medium profile, natural growth Canadian Shield lot. 66 feet of lake frontage and 150 feet deep with large public reserve area in front. Situated on the property is a cottage shell originally started in the 1980s. Interior and exterior finish required. This structure is 915 square feet and has a wood post on concrete pads foundation. Interior rooms are framed. Also on the property is an older boathouse structure with guest quarters on top. Very rustic but certainly usable. Bring your tool box and build some sweat equity with this project property. A great opportunity to get on Falcon Lake at a reasonable price point. Legal description Lot 40 Block T Plan 1903 Vacation Home Lease # 0022959 expired April 30, 2026 (Offers will be subject to site inspection for a lease renewal. 2026 Lease fee \$ 2249.71 (id:6769)

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

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