



## 7 McDougall's Bay West Hawk Lake Manitoba

\$1,295,000

R29//West Hawk Lake/Rare 2.5-acre titled property on West Hawk Lake offering exceptional privacy, gentle slope to the water, natural grass yard, sandy shoreline, and plenty of room for toys. Short boat ride from both landings. Custom 3,650 sq. ft. four-season home completed in 2010. 3 bedrooms and 2 bathrooms, potential for additional bedrooms and ensuite in the lower level. Pine interior, CanExel/scratch coat exterior, dual argon windows, granite countertops, ceramic tile flooring, real wood cabinetry, stainless steel appliances, surround sound speakers, and massive eat-in kitchen. Screened room off the kitchen. Cozy living room with stunning stone propane fireplace. Upper loft features games room area and access to decking. Lower level currently used as storage, rec area, and gym. 32 x 36 heated shop completed in 2021 with 12 ft concrete ICF walls, in-floor heat via 20kw electric boiler, and overhead door. Perfect for storing sleds, quads, bikes, and more. Pipe dock, wood-fired sauna at the water. Mechanical: Central A/C (2025), 20kw furnace (2024), 400 AMP service, backup propane generators for both structures, heat trace water line with triplex filtration + UV/carbon filtering, and year-round septic field. (id:6769)

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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