



## 8 Block 13 Road Brereton Lake Manitoba

\$519,900

R29//Brereton Lake/The property is located down a quiet road, and there is plenty of parking available. Older, seasonal 730 square foot cottage. The current owners have been here for 14 years and it s been a special place for their family. The metal roof was just put on in 2024, siding is vinyl meaning this is a no maintenance exterior structure. There are two true bedrooms, but current owners have utilized their oversized sunroom to provide sleeping accommodations. One 3-piece bathroom. Mechanical: 100 AMP service, jet pump, seasonal water line from the lake, electric baseboard heat, 4 A/C units all in working order, 50 gallon HWT, mostly new plumbing, and 4 exterior taps in working order. Two fridges and a stove, all in working order. All furnishings & goods on the entire property stay! There is also a 17 x 10 screen gazebo with lake view on the attached decking. 10 X 11 storage shed (wired with lights and plugs) located near the lake, 9 X 6 storage shed at rear of the property (currently stocked with wood), Lakeside deck/sitting area for shoreline leisure (patio railings w/ gate for safety), Additional lakeside decking for potential gazebo/sitting area, Large electric boat rail system in good working order. (id:6769)

Bedroom 7 ft X 9 ft

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Kitchen 8 ft X 10 ft

Dining room 12 ft X 10 ft

Family room 24 ft X 8 ft ,6 in

Listing Presented By:



Originally Listed by:

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