



2 Block 10 Road Falcon Lake Manitoba

\$975,000

R29//Falcon Lake/All we can say about this gorgeous South Shore lake lot is WOW! Looking directly at the sunsets, the profile to the water is perfect offering an expansive Northwest view. 100 feet of lake frontage and a sandy gravel lake bottom makes one wonder how unbelievable a new build would look in this location. Built in the 1960s this 1150 sq ft, three bedroom cottage was well constructed and is solid and straight. The structure is in good enough shape for its age that some will definitely consider spending the money to modernize and upgrade making this a usable cottage for years to come. The design is open and simple featuring glass across the entire front of the cottage offering a fantastic lake view. Each bedroom has its own exterior access interestingly enough. Patio doors off living area to wrap around decking and screened gazebo. 100 amp electrical, Baseboard heating, Acorn fireplace in living room, Newer platform docking at water, Boat port with storage shed on top, Lease fee for 2025 \$ 2208.83 expires April 30th 2033. (id:6769)

Primary Bedroom 10 ft ,6 in X 13 ft

Bedroom 9 ft X 10 ft

Bedroom 9 ft ,4 in X 10 ft

Kitchen 11 ft ,4 in X 15 ft

Living room/Dining room 21 ft X 15 ft ,2 in

Listing Presented By:



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Lifestyles Real Estate Ltd.



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