



## 2 Block 6 Road Falcon Lake Manitoba

\$850,000

R29//Falcon Lake/Excellent lakefront opportunity at Falcon Lake! Older original owner 3 bedroom 1 bathroom cottage sitting on a North Shore, South-facing lot. This property lends itself to the prospect of a new build where you can situate your cottage close to the water with a perfect profile for lake view and easy access to the waters edge. The cottage is currently used by the family and is certainly functional should you decide to live in it as is!The Lot dimensions are as follows: lake 100' x 164' x 152' x road 99'. Driveway access right to the back door. Good privacy down at the water! The Cottage: Older structure requiring various repairs and updating. Usable and could squeeze some more life out of it. Older boathouse on property in disrepair. Lease payment was \$2198.33 for 2024/25 and it expires April 30th, 2042 (id:6769)

Dining room 14 ft ,4 in X 11 ft ,9 in

Primary Bedroom 9 ft X 8 ft ,6 in

Bedroom 9 ft X 8 ft ,4 in

Kitchen 11 ft ,9 in X 10 ft ,2 in

Living room 17 ft ,4 in X 12 ft

Sunroom 18 ft ,7 in X 8 ft

Bedroom 9 ft X 7 ft ,4 in

Listing Presented By:



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