



22 Shangri-la Road Whiteshell Provincial Pk

\$1,899,900

WOW! Rare opportunity to own this PRIVATE 2.19 acre at beautiful Red Rock Lake in Manitoba's Whiteshell Provincial Park. Featuring 10 cottages, private boat launch & dock, this unique property is ideal for investors or large families. Main cottage A) a 4 szn cottage offering 1615 sqft, 4 bdrms, 2 baths, sleeps 8, soaring 17' T&G ceilings, wall of west facing wndws, floor-to-ceiling Tyndall stone FP, 2 sunrooms & 48x10 deck overlooking the lake. Cottage F) is a 4 szn, 3 bdrm, 1 bath unit sleeping 6, featuring vaulted ceilings, FP, snrm, in suite laundry, PVC wndws & wrap-around deck. Cottage B) is a 3 szn, 3 bdrm, 3pc bath unit sleeping 6 w/ wood stove, kitchenette & 28x10 deck. Cottages C,D,E,G&J are 3 szn cottages, each sleeping 6 w/ 2pc baths, kitchenettes & private outdoor seating. Cottaged H&I offer 2 bdrms, sleep 4 & 5 respectively, w/ kitchenettes & outhouses. Additl features incl private dock w/boat parking for 3, 24x24 garage, heated outdoor shower, 8x12 tool shed, 16' gazebo beside sandy beach, stunning west facing sunsets, new hydro pole/service & more. No property taxes! Annual service fee only \$374.44. A once-in-a-lifetime chance to own a piece of the Whiteshell. Must be seen to be appreciated!

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|------------------|-----------------|
| Kitchen | Four Piece Bath |
| Dining Room | Kitchen |
| Living Room | Dining Room |
| Sunroom | Living Room |
| Sunroom | Sunroom |
| Bedroom | Bedroom |
| Bedroom | Bedroom |
| Bedroom | Bedroom |
| Bedroom | Four Piece Bath |
| Three Piece Bath | |

Listing Presented By:



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