



***Big Whiteshell Lake
Lakefront
Block 4, Lot 2
\$299,000***

- ◆ Beautiful location for cottage
- ◆ 904 SF insulated cottage
- ◆ Plus 144 SF veranda
- ◆ 4 bedrooms
- ◆ 1-3 piece bathroom
- ◆ Double sets of windows
- ◆ Seasonal water
- ◆ Electric baseboard heater
- ◆ Retractable dock
- ◆ 21 year lease renewable 2030
- ◆ Great fishing on Big Whiteshell Lake
- ◆ Great hiking & canoeing

- ◆ Cottage is close to waterfront
- ◆ Beautiful east facing lot - great view!
- ◆ Lot: 110(E), 78.7(W), 150(N), 155(S)
- ◆ Tongue & groove pine interior
- ◆ Wood sided exterior
- ◆ Asphalt shingles
- ◆ Septic sewage system
- ◆ 60 AMP electrical service
- ◆ Boat ramp system
- ◆ Annual lease fee: \$886 (2010/11)
- ◆ Access to Whiteshell River & Crow Duck Lake
- ◆ Great snowmobiling & cross country skiing

***Sampson's Realty Group
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Louise Sampson, Broker***



The information contained herein has been obtained through sources deemed reliable by Louise Sampson & Sampson's Realty Group, but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information that is of material interest to them.







ER - Denotes Emergency Access Road

