



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

Lot 1 Westwood Lodge Rd. Big Island Lake,

| | |
|-------------------------------------|---------------------------------------|
| STYLE: 2 Level Log Home | LOT: South Facing Lake Front |
| AGE: 38 Years Approx. | HEAT TYPE: Electric Forced Air |
| BEDROOMS: BATHROOMS: | UTILITIES: 200 Amp |
| GARAGE: N/A | HYDRO COSTS: |
| TAXES: \$ 1100.00 per Year | LIST PRICE: \$495,000.00 |

| | | |
|---|---|---|
| MAIN: <ul style="list-style-type: none"> • Entrance • Kitchen • Dining • Master bedroom • Ensuite • Bedroom 2 & 3 • 4 Piece Bathroom • Living Room | LOWER: <ul style="list-style-type: none"> • Rec Room • Hot Tub • Walk-out Veranda • Utility Room • Storage • Basement Entrance | EXTRAS: <ul style="list-style-type: none"> • Fridge • Stove • Dishwasher • Washer • Dryer |
|---|---|---|

REMARKS: This is a beautiful south facing, lake level lot graced with a palatial, professionally built fir log home, located in a protected cove on Big Island Lake, only 5 minutes from Flin Flon, MB. The side entrance brings you to a huge entry area complete with ample closets separated in an open style from the kitchen featuring plenty of oak cabinets. Overlooking a great view of the lake, with a lovely cathedral ceiling overhead you'll find the dining area with French doors opening to a full width deck facing the lake and then a beautiful living area under the same cathedral ceiling with a beautiful stone fireplace to keep you warm on those chilly Northern evenings. The master bedroom with ensuite, bedrooms 2 and 3 and a 4 piece bathroom completes the main level. The lower level is home to the family room complete with a hot tub that opens to the full front veranda and access to the waterfront. This is truly a Northern gem!!

Del Ward cell: **204-271-4114**

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