



30 Mallard Lane, Singush Lake, R0L 0Y0, Manitoba

PEACE, SERENTITY AND CRYSTAL BLUE WATERS....

The amazing lakefront year-round cabin is nestled amongst the spruce on the shores of the pristine Singush Lake located in the gorgeous Duck Mountain Provincial Park. The large lot is secluded and gently sloped complete with a private dock. The cabin is one owner, 1232 SF, 3 bedroom home with open concept living, kitchen, and dining area with cedar-lined walls and ceilings. Watch the sunsets and picturesque view of the lake from the comfort of the cabin or from the large covered deck off the living room. The cabin also boasts a large porch area and workshop for all those little projects. This is the greatest playground for any outdoor enthusiast. There is excellent year-round fishing, hunting, snowmobile trails, snowshoeing, all types of summer water sports. The cabin is accessible year-round and is move-in ready as most of the furnishings are included right down to the pots & pans and cutlery. The 14 ft aluminum boat and motor are negotiable. Just pack your bags and start making memories that will last a lifetime!

MORE INFORMATION

Room Size Details

Eat-in Kitchen 15.50' x 11.50' Abundance of Kitchen Cabinets, Lino, Fridge, Stove, Dishwasher, Cedar Lined Walls & Ceiling Dining Room 15.50' x 14.42' Wood Burning Stove, Large Patio Doors that Open to a Large Covered Deck Overlooking the Lake, Cedar Lined Walls and Ceiling Primary Bedroom 12.17' x 8.58' Carpet, Window, Two Closets Bedroom 11.42' x 8.58' Carpet, Window, Closet Bedroom 11.42' x 8.58' Carpet, Window, Closet, Custom Made Bunk Beds Porch 11.00' x 7.50' Fridge, Freezer, Lino, Access to Workshop Workshop 11.00' x 5.00' Shelves, Insulated Bathroom 3 Piece

BASE INFORMATION:

Bed : 3

Bath : 1

LAND INFORMATION:

Legal Land : Lot 3 Block 2 Plan 2620

Desc

Land : Lease

Holding

Type

Lot Size : 100' x 100'

Frontpage : None

Square feet : 1232

N/A : 1232

BUILDING INFORMATION:

Possession : Negotiable

Occupancy : Owner

Heat : Forced Air Electric,
Baseboard,
Woodstove

N/A : Bungalow

Year Built : 1983

Remodeled on : 2022

Number of Floors : 1

Property Tax : 1105.03

CONVENIENCE:



Name **Karen Gryba**
Phone 204-638-2597