



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

Neso Lake Lodge, Neso Lake, MB

STYLE: House & 3 Guest Cabins	LOT: Private Lakefront
AGE: House - 1989. Cabins - 2000 & 2004	HEAT TYPE: Wood Stove & Electric Baseboard
HOUSE BEDROOMS: 3 BATHROOMS: 1	UTILITIES: 200 Amp
GARAGE: 1998	HYDRO COSTS: See File
TAXES: Leases To Be Verified	LIST PRICE: \$399,000.00

MAIN: <ul style="list-style-type: none"> • Open Living /Dining/Kitchen Area • Bathroom • Laundry/Shower • 2 Bedroom 	UPPER: <ul style="list-style-type: none"> • Loft Bedroom 	EXTRAS: <ul style="list-style-type: none"> • 2 Winterized Cabins • 1 Summer Cabin • 1 Log Extra Babin
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REMARKS: Only 20 Minutes from Flin Flon, this private and picturesque lakefront property is unique and is also the only property located on gorgeous Neso Lake. As the pictures will attest, the house is designed and finished in an open plan, country country style featuring a cathedral ceiling and a huge loft overlooking the living area. The property also includes three well built cabins - 2 were 2 x 6 construction and insulated for winter living. The third is built just for summer use. All three have a wonderful view of the lake. There is a huge, well insulated shop constructed in 1998 with a concrete floor that is currently heated with a wood stove.

Inclusions: 5 - 16' boats with swivel seats and plywood floors; 5 - 15 hp Yamaha outboard motors; 1 20 hp outboard motors; 1 9.9 hp Mercury outboard motor; 2 boat trailers; lifejackets & paddles; 30' snow blower; an older ATV with homebuilt trailer; single axle trailer; air compressor; airboat & barge for wild rice harvesting; plus fire pump and hoses - for forest fire insurance as well as to start water for the cistern for the cabins and to pump water to the house well if it goes dry. The fridge, stove front loading washer, dryer, dining room table & chairs, couch and 2 chest freezers in the house are also included.

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

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