



HITCHCOCK COULEE LAKE DIEFENBAKER 2.83 ACRES

- ♦ 2.83 acre acreage located SE of Birsay, SK; panoramic view of Lake Diefenbaker from upper level deck; property extending to beachfront
- ♦ Flat topography with double pole fence; 135 new trees (drip irrigation); Underground sprinklers; Well (shared with neighbour)
- ♦ 8½'x53' Sea-Can (garage door installed)
- ♦ 30'x64' Shop/Home (⅔ shop, ⅓ living quarters); Solar Panels (at time of listing 340kWh of credit on power grid)
- ♦ Shop - double overhead doors (12'x14' and 8'x10'), concrete floor
- ♦ Home - 3 bedrooms, 2½ bathrooms, in-floor heat, 8" R28 insulation, large screened sunroom off kitchen

\$799,000.00



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