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## Description

### **Exceptional 65-Acre Lakefront Property - RM of Grahamdale, Minutes from Steep Rock**

A truly rare opportunity awaits in the **Rural Municipality of Grahamdale**, just minutes from the breathtaking limestone cliffs and turquoise waters of **Steep Rock**. This impressive **65-acre lakefront property** is spread across **three separate titles** and features over **2,000 feet of pristine shoreline** – a dream setting for developers, investors, or anyone looking to build a private lakefront retreat.

The land offers a beautiful mix of open areas and natural cover, with **trees already cleared in preparation for a future road access** – a valuable head start for development or private use. The terrain is primarily level with gentle slopes, making it ideal for building and maximizing lake views. Whether you're envisioning a

lakeside cottage community, an eco-retreat, or a custom estate home, the groundwork is already in motion.

This property is calling to visionaries who appreciate space, natural beauty, and opportunity. The generous shoreline allows for flexible planning — from private docks and boat launches to common green spaces or recreational amenities. With **three titles**, there's also the potential to subdivide or phase development as desired.

Nature is everywhere here. The lake offers fantastic fishing all year round, making it a haven for outdoor enthusiasts. Wildlife, including deer, foxes, birds, elks and more, roam freely across the landscape, providing a peaceful, untouched setting that feels worlds away from city life.— yet still accessible.

Located just a short drive from the community of Steep Rock and all its amenities, this property offers the perfect balance of seclusion and convenience. It's also a manageable distance from Winnipeg, making it ideal for weekenders or future full-time residents.

Whether you're looking to **create a lakeside legacy**, launch a thoughtful development, or simply secure one of the most beautiful pieces of land in the Interlake region, this property must be seen to be truly appreciated.

\$1,099,900.00

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