

Grand Beach Realty Inc.

Welcomes you to this Home at
31 Lawence Blvd, Boulder Bay, Mb.



Asking \$145,000

Room Sizes

Living room	19' 0" x 18' 0"
Kitchen	10' 9" x 9' 0"
Bedroom	13' 6" x 9' 0"
Bedroom	13' 6" x 9' 0"
Bathroom	3 piece
Front Veranda	28' x 8' 0"



Single Detacted Garage



GENERAL INFORMATION

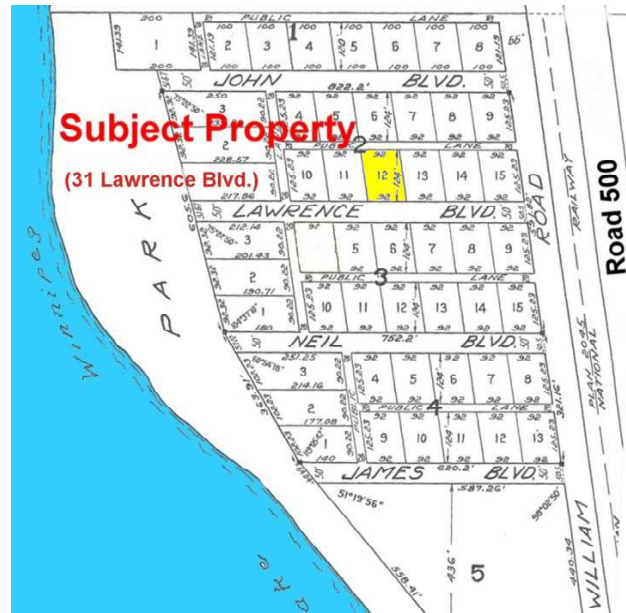
- Address is at 31 Lawrence Blvd., Boulder Bay, Beaconia, Mb.
- Located about 1 hour north of Winnipeg, just south of Grand Beach
- Balsam Harbour Pier only 5 min away w/ boat launch & boat slips
- Home is approx. 784 sq ft.
- Vaulted pine Ceilings
- 2 bedrooms with a 3 piece bath
- Double pain windows throughout
- 2 x 4 walls
- Baseboard heating throughout
- Wood stove (CSA approved)
- Plumbing is a mix of copper and pex
- Drilled well with year round water
- Holding tank - approx. 1,000 gallons
- Grey water installed
- 200 ampere electrical panel
- Post on Pad foundation
- Shingles redone approx. 6 years ago
- Hot water tank: approx. 10 gallons
- Lot Size: approx. 92 ft. x 124 ft.
- Single Garage is insulated w/ electrical sub-panel (220 volts)
- Shed in back yard with electrical power
- Large covered front Veranda (28' x 8')
- Window air-conditioner
- Includes: Wood fireplace, fridge, stove, microwave, window A/C unit
- Taxes 2021 - \$ 965.98
- Quick possession is available



NOTE

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind

Street & Site Plan Map of 31 Lawrence Blvd, Boulder Bay, Mb.



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL
“Over 34 years of Real Estate experience”

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