



Grand Beach Realty Inc.

Welcomes you to **50 Eastland Road**
Traverse Bay, Manitoba, Canada



\$89,900

ROOM SIZES

Kitchen	11' 0" x 9' 6"
Living Room	23' 0" x 11' 0"
Bedroom	10' 9" x 8' 3"
Bedroom	9' 9" x 8' 0"
Bath	9' 9" x 8' 0"
	3 piece

GENERAL INFORMATION

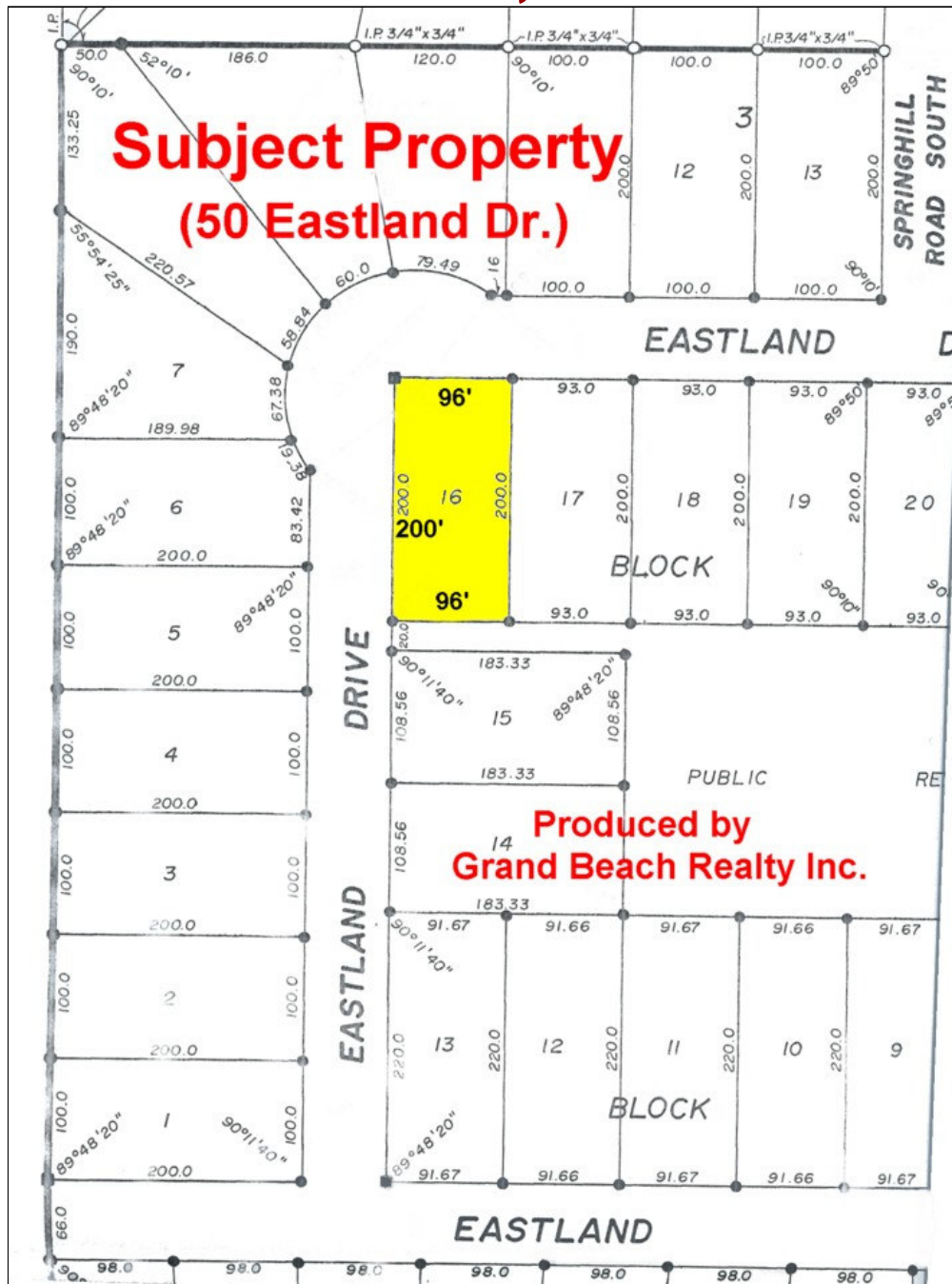
- Completely winterized
- Lot: 96 ft x 200 ft
- Cottage: 864 sq. ft
- Age: 8 years old
- Good all year plowed road to property
- Double pane windows
- Steel insulated door
- Enclosed 6 person Hot Tub on outside deck area
- Foundation: continuous concrete footings

- Walls: 2 x 6 construction
- Roof shingles are 8 years old
- Shed in back yard is 12' x 12'
- Community seasonal water - \$100.00 per year
- Wood fireplace (vendor states is CSA approved)
- Holding tank is 750 gallons
- Gray water field
- 200 ampere electrical panel
- 40 gallon Hot water tank
- Includes: fridge, stove, microwave, wood stove, shed, freezer and all window coverings
- Taxes 2007 - \$1,175.08
- Possession to be arranged

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*

**SITE PLAN MAP OF 50 EASTLAND ROAD
TRAVERSE BAY, MANITOBA**



CHUCK, LARRY, & BOB GUARINO
Cottage Country "Experts"
Your father & sons Realty team

REALTORS®

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