

Grand Beach Realty Inc.

Welcomes you to this Cottage at
50 - 1st Ave., Grand Beach Provincial Park



Asking \$89,900

Room Sizes

Kitchen	11' 0" x 7' 3"
Living room	15' 4" x 11' 0"
Bedroom #1	8' 0" x 7' 4"
Bedroom #2	8' 0" x 7' 9"
Bedroom #3	7' 9" x 7' 8"
Sunroom	14' 4" x 11' 8"
Bathroom	3 piece



Sunroom with Vaulted Ceiling



GENERAL INFORMATION

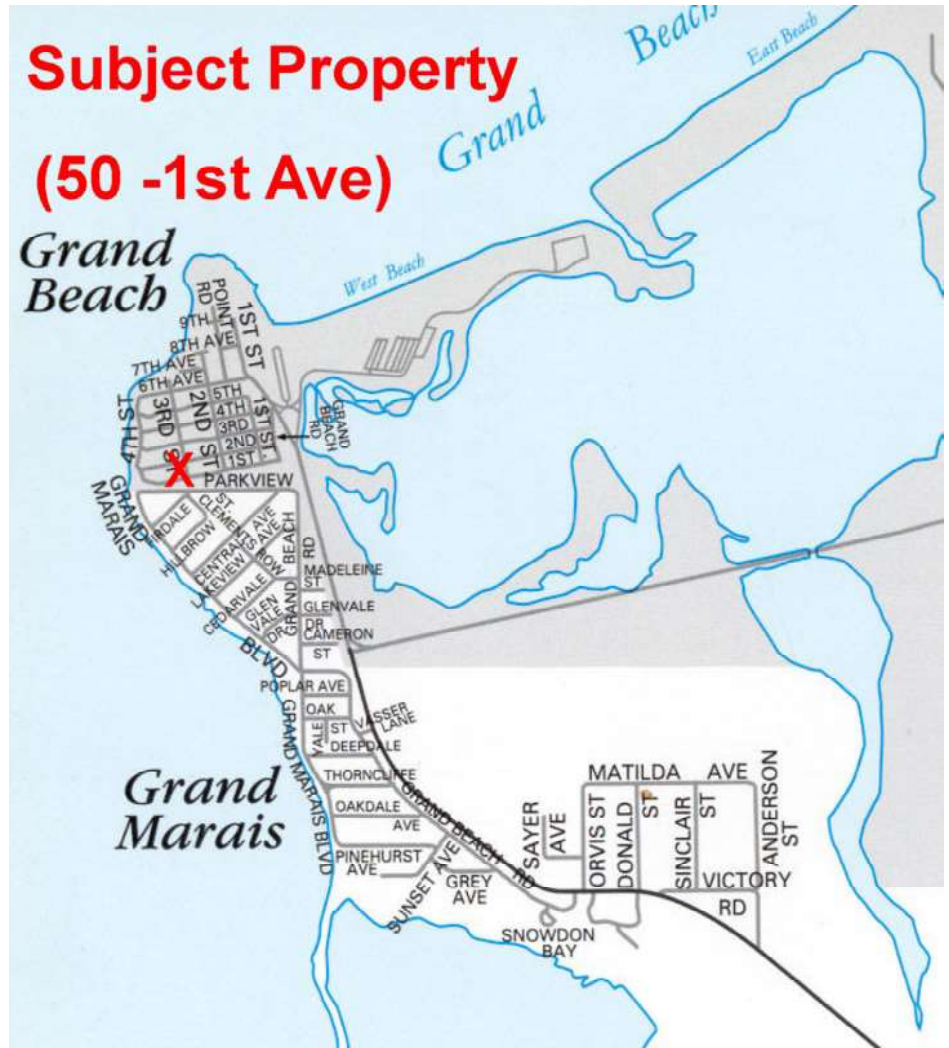
- Seasonal Cottage in Grand Beach Provincial Park
- Cottage size: approx. 740 sq. ft.
- Interior finished in pine
- 3 bedrooms w/ 3 piece bath
- Sunroom w/ vaulted ceiling & finished in pine
- Single pane windows throughout
- Lot: 75' x 33'
- Roof re-shingled a few years ago
- Wall Air-conditioner
- Water cistern - approx. 300 gallons
- 50 ampere electrical panel
- Baseboard heaters
- 2 x 4 wall construction
- Post on pad foundation
- Shed in back yard
- Seasonal water provided by Grand Beach Provincial Park
- Holding tank (approx. 1000 gallon tank)
- 21 year renewable lease
- Annual Rental Lease fee = \$304.00
- Annual Service Fee = \$471.03
- Includes: most all furniture: a list of chattels will be provided
- No Taxes - just lease fees
- 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

Direction & Street Map to 50 -1st Ave., Grand Beach Provincial Park



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL
"Over 30 years of Real Estate experience"

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