

Grand Beach Realty Inc.

Welcomes you to this Lakefront Cottage
at 27 Sleepy Hollow, Traverse Bay, Mb.



Asking \$214,900

Room Sizes

Living room	21' 4" x 12' 0"
Kitchen	11' 2" x 9' 4"
Dining area	15' 2" x 10' 0"
Bedroom #1	10' 8" x 8' 0"
Bedroom #2	10' 2" x 8' 0"
Garage Bedrm	20' 0" x 12' 0"
Bathroom	4 piece
Sunroom	14' 0" x 9' 0"





GENERAL INFORMATION

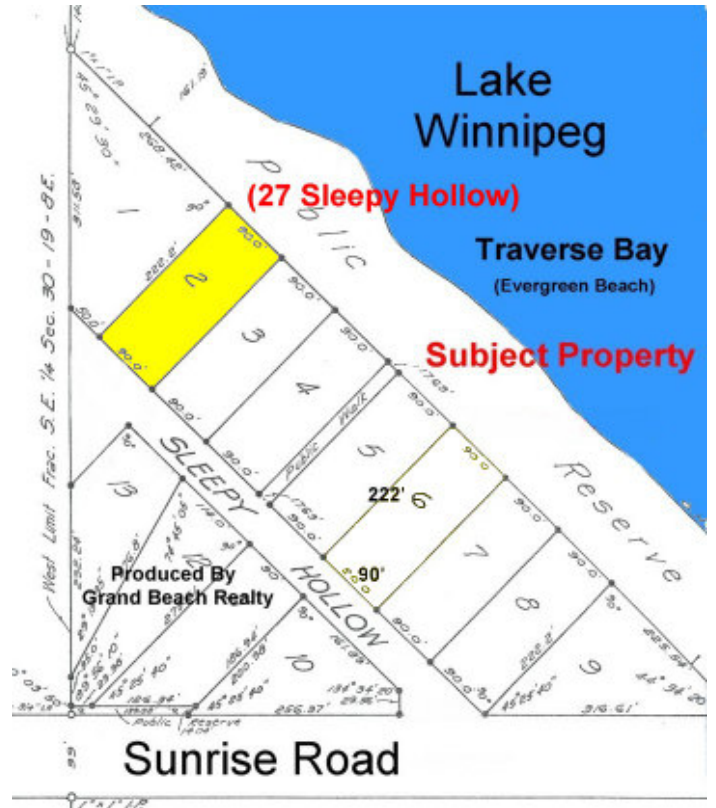
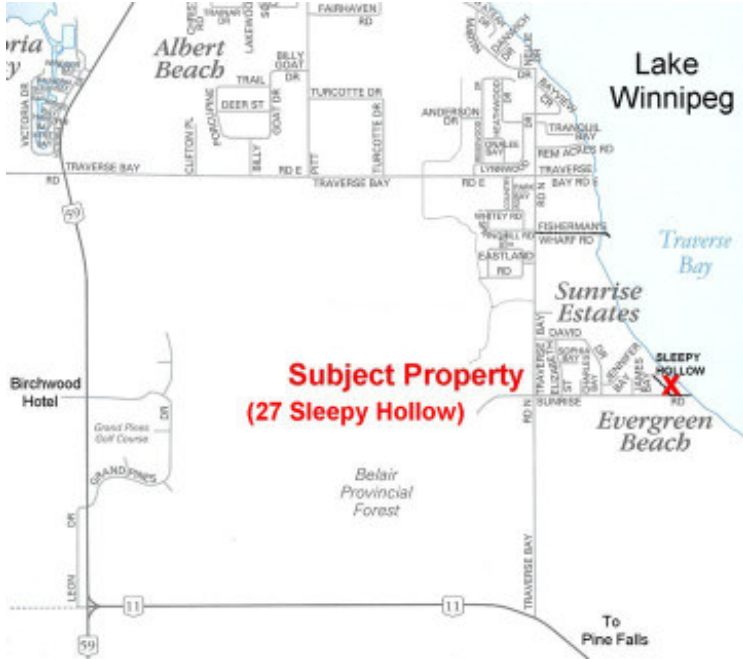
- Lakefront Cottage at 27 Sleepy Hollow, Traverse Bay
- Sandy Beach out front
- Cottage size: approx. 792 sq. ft
- Double Garage in back yard (24' x 20')
- Sunroom on side of cottage (14' x 9')
- 2 bedrooms in cottage & third bedroom built in garage
- 4 piece bath
- 2 x 4 walls
- Single & double pane windows throughout
- Baseboard heaters throughout
- Roof re-shingled about 10 years ago
- Vaulted pine ceilings in livingroom
- Lot: 90' frontage x 222' depth
- Post on pad foundation
- Shared well agreement (\$100.00 per year)
- Holding tank - fiberglass - approx. 1,000 gallons
- 100 ampere electrical panel
- Shed in back yard
- Includes: most all furniture - a list of chattels will be provided
- Taxes 2012 = \$3,520.12 (Includes shoreline stabilization fee of \$1,543.90 per year until year 2022)
- Quick possession in 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

Site Plan & Street Map of 27 Sleepy Hollow, Traverse Bay, Mb.



Presented By:

Chuck & Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONALS

“Over 65 years of combined experience”

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