



Grand Beach Realty Inc.

Welcomes you to this 5 bedroom Year Round Home at
10 Balsam Ave., Victoria Beach Restricted Area, Mb.



NEW!

NEW!

\$249,900

FEATURE SHEET

ROOM SIZES

Living Room	16' 9" x 13' 0"
Kitchen	16' 9" x 10' 0"
Family Room w/ skylights	16' 0" x 9' 9"
Bedroom #1	10' 0" x 9' 0"
Bedroom #2	10' 0" x 9' 0"
Bedroom #3	10' 2" x 8' 9"
Bedroom #4	9' 0" x 7' 9"
Master Bedroom	13' 3" x 10' 0"
Master Ensuite & Laundry	3 pieces
Main Bathroom	4 pieces

GENERAL INFORMATION

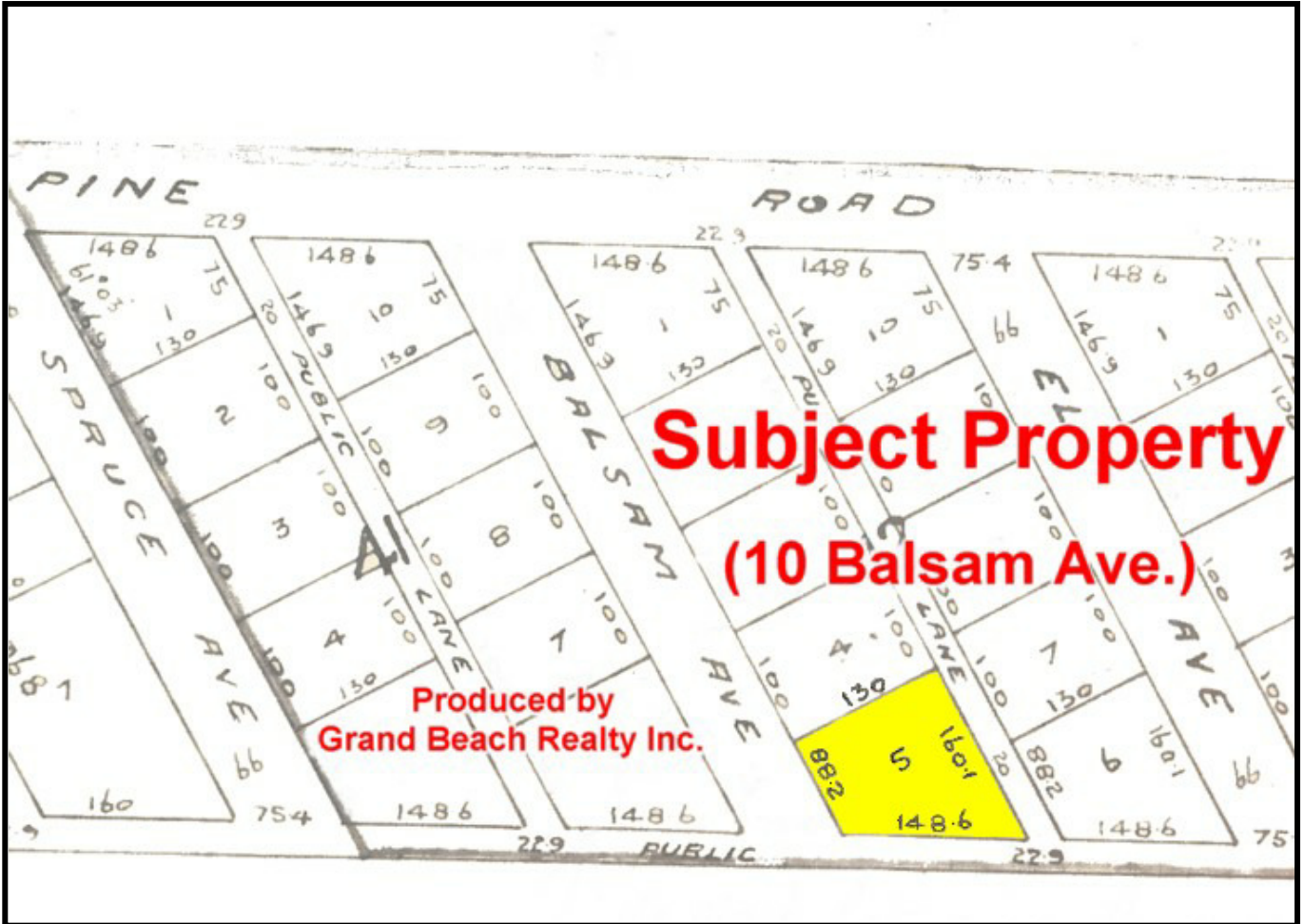
- An exceptional Home in restricted area of Victoria Beach, Mb.
- 10 Balsam Ave, Victoria Beach, Mb.
- Located only a couple block from V.B. Sports center and close to the main Store & Beach area.
- Home Size: approx. 1,274 sq ft. with 5 bedrooms
- Lot: approx. (88' x 130' x 160' x 148")
- Home is wheel chair friendly
- 5 bedrooms, 2 bathrooms, Family Room and Large kitchen
- Family Room has two skylights & Pine vaulted ceilings
- Master Bedroom has Pine vaulted ceilings
- Patio Doors off Family Room & Master Bedroom
- Master Bedroom has 3 piece bath & Laundry with wheel chair access
- Land is High Elevation - good dry land
- Roads are good all year round access
- Newer double pane windows throughout
- Ceiling fans in each room
- Steel insulated doors
- 2 x 6 walls on newer addition - plus stryo foam insulation (R20 + R17)
- 2 x 4 walls on older portion - plus stryo foam insulation (R12 + R17)
- Foundation is post on pad with insulated pony walls
- 1 Wood stove & 1 Pellet Stove
- Newer 200 ampere electrical panel & older 100 amp panel
- Baseboard heating throughout home - temperature controls in each room
- 3 feet of fiberglass insulation in attic
- 40 Gallon Hot Water Tank
- Shower & Tub has controlled water temperature
- Heat tape on roof edge & eaves
- Drilled well - 150' deep
- Holding tank 1,100 gallons (concrete)
- Single Attached Garage (24' 6" x 15' 6")
- Back deck area
- Shed in back yard area
- Includes: Fridge, Stove, Washer, Dryer, wood stoves.
- Hydro is on a budget : \$126.00 per month
- Taxes 2010: approx. \$1,497.48
- Possession to be arranged

*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 MAP TO 10 BALSAM AVE.,
VICTORIA BEACH RESTRICTED AREA, MB.**



**SITE PLAN MAP OF 10 BALSAM AVE.,
VICTORIA BEACH RESTRICTED AREA, MB.**



CHUCK and LARRY GUARINO
Your "father & son" team



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