

Grand Beach Realty Inc.

Welcomes you to this Well Maintained Cottage
Close to the Main Beach
at 42 Park Street, Hillside Beach, Mb.



Asking \$104,000

Room Sizes

Living room	18' 6" x 12' 0"
Kitchen	13' 4" x 12' 0"
Bedroom #1	11' 6" x 8' 9"
Bedroom #2	11' 6" x 8' 8"
Bedroom #3	10' 2" x 8' 0"
Bathroom	3 piece



Large open plan kitchen area



GENERAL INFORMATION

- Address is at 42 Park Street, Hillside Beach, Mb.
- Great Located close to main Sandy Beach - approx. 3 min walk away
- Cottage is approx. 768 sq ft. , plus front Veranda (256 sq ft)
- 3 bedrooms with 3 piece bath
- Heating is provided by a Propane Oil Heated in kitchen area
- Large propane tank out back
- Mostly Single pain windows throughout
- 2 x 4 wall construction
- Foundation is made from large steel beams
- Built in approx. 1970
- Drilled Well (approx. 112 feet deep)
- Large (12' x 10') shed in back yard for drilled well pump equipment
- Concrete Holding tank - approx. 1200 gallons
- Grey Water tank with field
- Seasonal Water is available at rear of property
- 100 ampere electrical panel
- Hot water tank: approx. 40 gallons
- Closets in most bedrooms
- Lot Size: approx. 100 ft. x 200 ft.
- Includes: Most all furnishings in cottage - a list of chattles will be provided
- Taxes 2018 - \$ 943.65
- 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 of 42 Park Street, Hillside Beach, Mb.



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL

“Over 30 years of Real Estate experience”

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