

Grand Beach Realty Inc.

Welcomes you to this Lakeview Home at
15 Daniel Dr., Pine Grove Estates, Belair, Mb.



Asking \$419,000

Room Sizes

Living room	19' 0" x 15' 0"
Dining room	15' 0" x 12' 0"
Kitchen	15' 0" x 12' 0"
Master Bedroom	15' 3" x 11' 3"
Bedroom	15' 3" x 13' 0"
Bedroom	13' 0" x 9' 6"
Back Hallway	12' 0" x 4' 4"
Bathroom upstairs	4 piece with Laundry
Bathroom main floor	2 piece



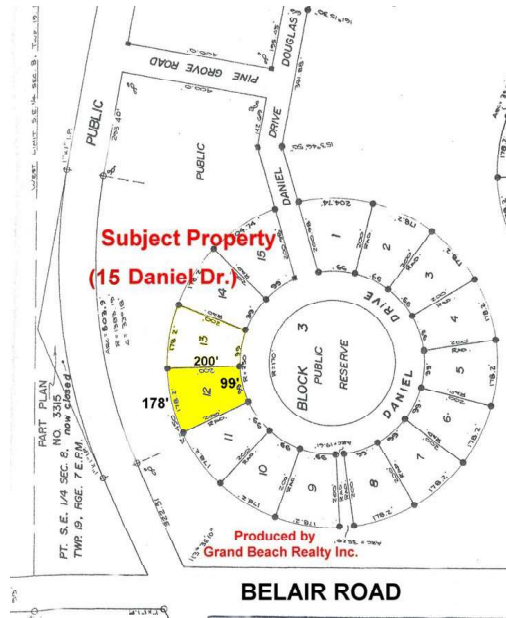
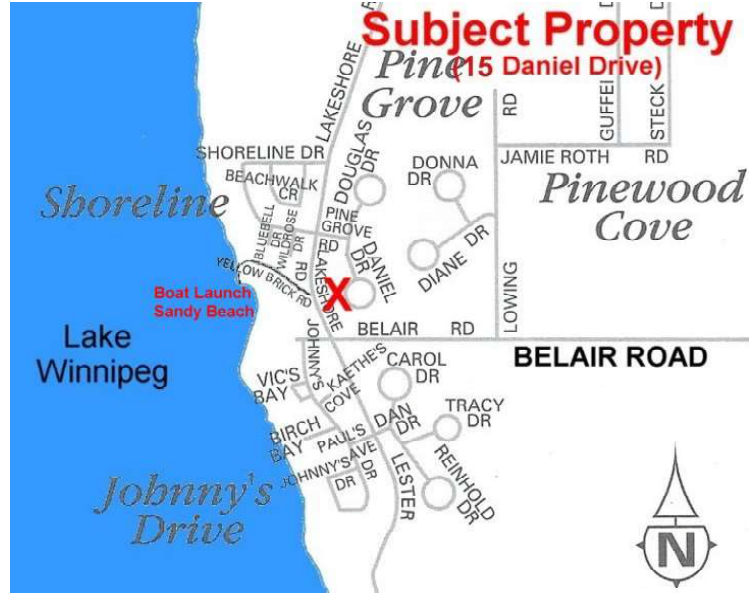
GENERAL INFORMATION

- Located in prestigious "Pine Grove Estates"
- **LAKEVIEW** of Lake Winnipeg
- Address is: 15 Daniel Drive, Pine Grove Estates, Belair, Mb.
- Very heavily treed with mature evergreen trees
- **YEAR ROUND** Community water.
- Sandy Beach & Boat Launch
- Beautiful Sandy beach & boat launch out front - on Yellow Brick Road
- Underground hydro and telephone lines-
- Home size - 1,800 sq ft.
- Home age - built in 1994
- Built with high quality construction (no partial board lumber)
- Floors joists made from Douglas Fir and all flooring is 3/4" T & G plywood (glued and screwed)
- Exterior Siding is high quality cedar boards
- Large Country Kitchen with lots of counter space and a custom Island table
- Vaulted Pine Ceilings on upstairs area and pine ceiling also on main floor
- 3 bedrooms with vaulted pine ceilings
- 4 piece bath and laundry on 2nd floor
- 2 piece bath on main floor near back door area
- 2 x 6 wall construction
- Continuous concrete foundation
- Skylight windows upstairs
- Triple pain windows throughout
- Large front casement windows overlooking Lake Winnipeg
- Floors finished with durable modern vinyl plank flooring
- Master Bedroom has a large walk-in closet
- Forced air - electric furnace
- Year round potable community water --- Approx. \$827.00 per year unmetered
- Sewage Holding tank - approx. 1,200 gallons
- Grey water tank & field installed
- 200 ampere electrical panel
- Modern LED lighting installed in Home
- Hot water tank: approx. 33 gallons
- Patio Deck on side of Home off patio doors
- Exterior walls finished with cedar siding
- Double Garage with wood stove installed (Quebec Heater model)
- Circular driveway installed
- Lot Size: approx. 176' x 200'.
- Land is sand based and this lot is one of the highest elevation lots and closest to the Lake
- Path from front yard leading to the Beach & Boat launch out front
- **Includes:** Fridge, Stove, Dishwasher, Microwave, Custom built Island counter table, Kitchen table with 8 chairs and matching wood shelf, Piano, Dining room table & 6 chairs, Electric fireplace, set of bunk beds, single bed, 2 wood framed queen beds, back door bench & shelf,
- a list of chattles will be provided
- Taxes 2023 - approx. \$ 2,211.80

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 15 Daniel Dr., Pine Grove Estates, Belair, Mb.



Presented By:

Larry Guarino

LOCAL EXPERIENCED PROFESSIONAL

"Over 35 years of Real Estate experience"

Larry: (204) 771-5531 (Cell)

Office: (204) 754-3096 (Lake)

E-mail: office@grandbeachrealty.ca