

# ***Grand Beach Realty Inc.***

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



**Asking \$449,000**

## **Room Sizes**

<b>Living room</b>	<b>17' 8" x 11' 9"</b>
<b>Dining room</b>	<b>14' 0" x 10' 0"</b>
<b>Kitchen</b>	<b>18' 4" x 7' 9"</b>
<b>Master Bedroom</b>	<b>11' 8" x 9' 4"</b>
<b>Bedroom</b>	<b>9' 0" x 7' 0"</b>
<b>Bedroom</b>	<b>13' 9" x 13' 9"</b>
<b>Bathroom upstairs</b>	<b>4 piece with Laundry</b>
<b>Bathroom main floor</b>	<b>2 piece</b>



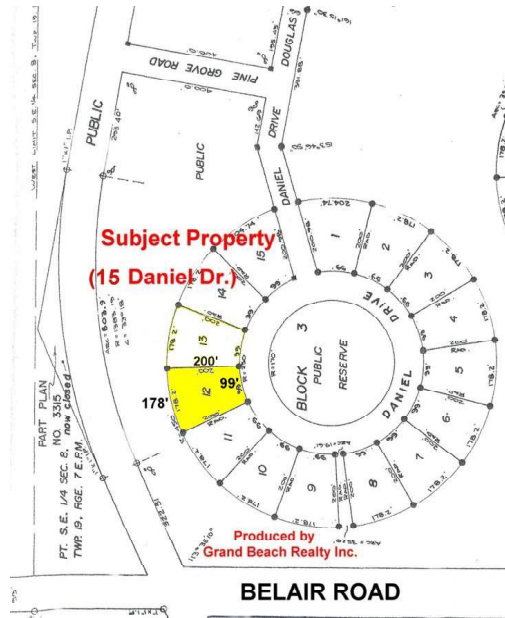
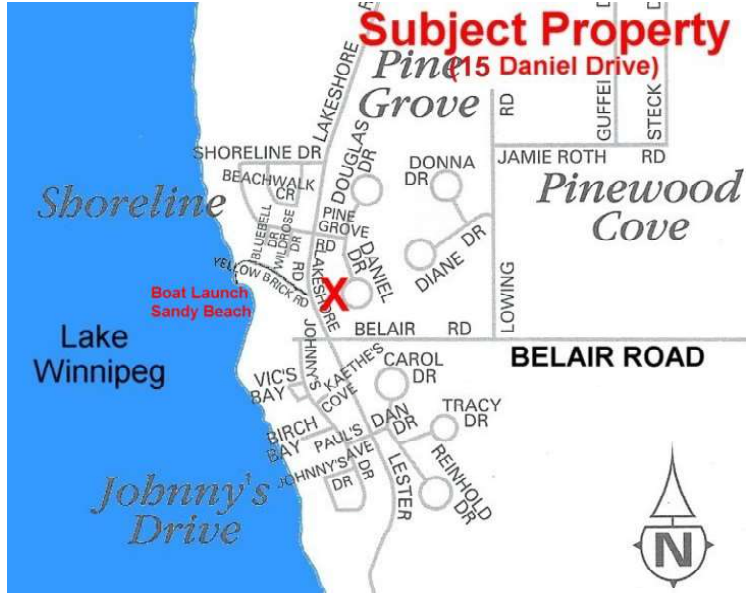
## **GENERAL INFORMATION**

- Located in prestigious "Pine Grove Estates"
- Legal Description: Lot 12, Block 3, Plan 3315, RM. of Alexander, MB.
- Very heavily treed with mature evergreen trees
- LAKEVIEW of Lake Winnipeg
- YEAR ROUND Community water.
- Boat Launch & Beach
- Beautiful Sandy beach & boat launch out front - on Yellow Brick Road
- Underground hydro and telephone lines
- Address is: 15 Daniel Drive, Pine Grove Estates, Belair, Mb.
- Home size - 1,800 sq ft.
- 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 wooden queen beds, back door bench & shelf,
- a list of chattles will be provided
- Taxes 2021 - approx. \$ 2,775.31
- 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 15 Daniel Dr., Pine Grove Estates, Belair, Mb.



Presented By:

**Larry Guarino**

LOCAL EXPERIENCED PROFESSIONAL

“Over 34 years of Real Estate experience”

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