

Grand Beach Realty Inc.

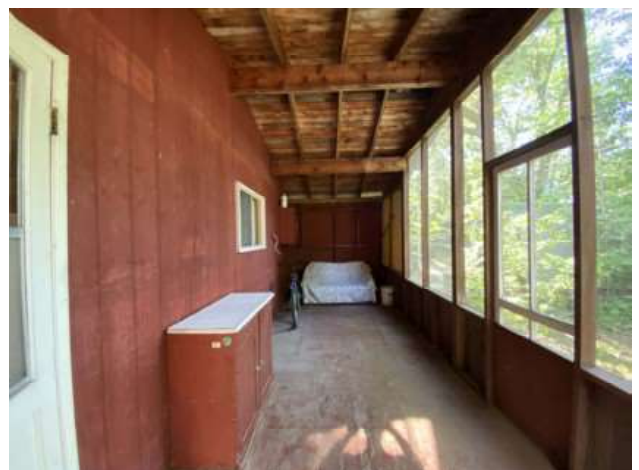
Welcomes you to this Cottage at
18- 4th Ave., Grand Beach Provincial Park



Asking \$135,000

Room Sizes

Kitchen	8' 3" x	7' 8"
Living room	15' 8" x	7' 8"
Bedroom	10' 6" x	7' 4"
Bedroom	8' 0" x	7' 8"
Bedroom	7' 8" x	7' 8"
Back Veranda	24' 0" x	8' 0"
NO Bathroom		



Back Veranda area



GENERAL INFORMATION

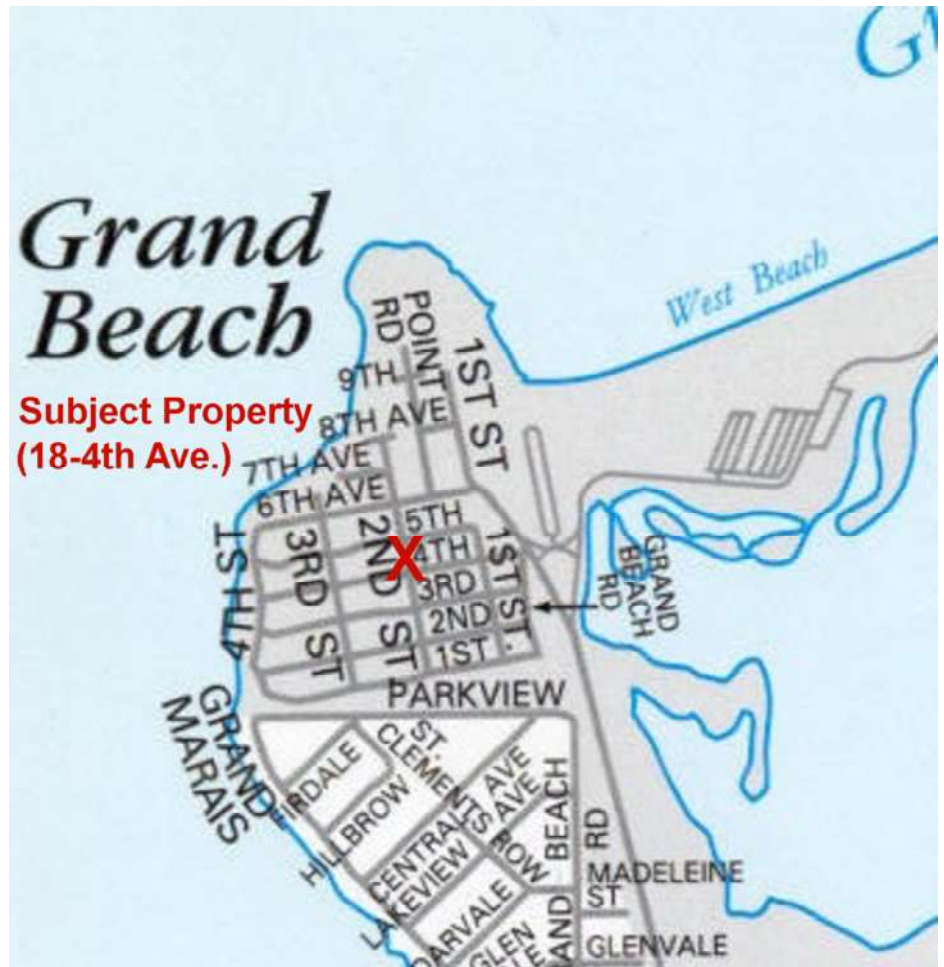
- Great Location in Grand Beach Provincial Park
- Address: 18 - 4th Ave.
- Cottage size: approx. 672 sq. ft. with back enclosed Veranda
- 3 bedrooms
- No Bathroom
- Holding tank installed in front yard
- Deck on front of cottage
- Well maintained yard
- Single pane windows throughout
- Cottage is not Insulated
- Lot: approx. 75' x 33'
- 70 ampere electrical panel
- 2 x 4 wall construction
- Post on pad foundation
- Shed in back yard
- Wood stove in livingroom
- Seasonal water provided by Grand Beach Park
- Grand Beach Provincial Park has a 21 year renewable Lease with Manitoba Provincial Parks
- Lease expires April 30th, 2045
- Annual Lease & Service fee for 2025 - \$822.46
- Lease permit # PVHL 49145
- Includes: most all furniture
- No Taxes - just lease fees
- 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 to 18 - 4th Ave, Grand Beach Provincial Park



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL
"Over 35 years of Real Estate experience"

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