

Grand Beach Realty Inc.

Welcomes you to this Year Round Home
at 96 Methune Bay, Hillside Beach, Mb.



Asking \$197,000

Room Sizes

Living Room	25' 0"	x	13' 0"
Country Kitchen	22' 0"	x	16' 5"
Bedroom #1	22' 0"	x	10' 0"
Bedroom #2	9' 2"	x	8' 8"
Master Bedrm #3	23' 9"	x	19' 0"
Ensuite Bath	8' 9"	x	6' 2"
Main Bathroom	11' 4"	x	7' 8"
Laundry Room	11' 4"	x	7' 8"
Sun Room	22' 6"	x	11' 6"



Large maintenance free yard area



GENERAL INFORMATION

- Address is at 96 Methune Bay, Hillside Beach, Mb.
- Located about 10 min north of Grand Beach
- Close to Sandy Beach, Boat launch and Store areas
- Home size is approx. 1,840 sq ft.
- Age: built approx. 1986
- 3 bedrooms, 2 baths and laundry room
- Large country Kitchen
- Interior finished in pine
- Exterior siding finished with cedar
- Enclosed sunroom on north end of Home
- Wood stove (CSA approved)
- Double pain windows throughout
- Baseboard heating throughout
- Post on Pad foundation
- Mostly 2 x 6 walls
- Drilled Well - approx 98 feet deep
- Fiberglass holding tank - approx. 1,000 gallons
- Grey water installed
- 200 ampere panel, w/ 2- 100 amp subpanels
- Hot water tank: approx. 40 gallons
- Closets in all bedrooms
- Lot Size: approx. 100 ft. x 200 ft.
- Large shed (8 ft. x 10 ft.)
- Includes: Fridge, stove, woodstove, dishwasher, microwave, washer & dryer, freezer
- Taxes 2016 - \$ 1,229.52
- 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 96 Methune Bay, Hillside Beach, Mb.



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL

“Over 30 years of Real Estate experience”

Larry: (204) 771-5531 (Cell)

Office: (204) 754-3096 (Lake)

E-mail: office@grandbeachrealty.ca