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





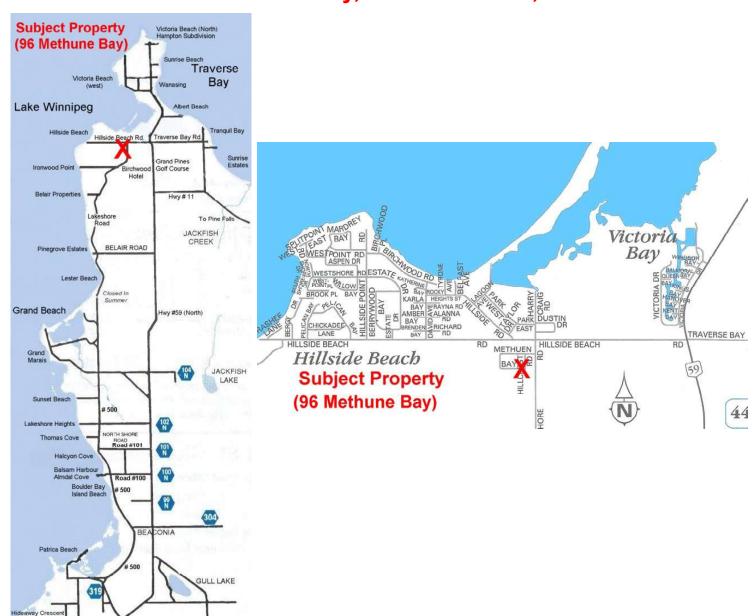
GENERAL INFORMATION

- 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
- Baseboad 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





Direction & Street Map ot 96 Methune Bay, Hillside Beach, Mb.



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL

"Over 30 years of Real Estate experience"

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