



Grand Beach Realty Inc.

***Welcomes you to #28 Kenmare Bay
Belair Properties, Manitoba***



\$135,000

FEATURE SHEET

ROOM SIZES

Living Room	21' 6" x 12' 2"
Kitchen	15' 2" x 15' 2"
Bedroom #1	11' 0" x 9' 8"
Bedroom #2	11' 2" x 9' 8"
Bedroom #3	11' 8" x 8' 8"
Bathroom	4 piece
Veranda	12' 8" x 7' 6"

GENERAL INFORMATION

- 28 Kenmare Bay, Belair, Properties
- Size: 1,120 sq. ft cottage
- Lot: 106' frontage x 170' depth (approx. 0.41 acres)
- 3 large bedrooms
- 4 piece bathroom
- Open Kitchen living room plan with cathedral ceilings
- Cathedral ceilings finished is cedar
- Beautiful wood stove in living room
- Baseboard electric heating
- Double pane windows throughout
- Steel insulated doors
- Foundation is post on pad foundation
- Age: approx. 30 years
- 100 ampere electrical panel
- Community seasonal water
- Ceiling fan in living room
- 40 gallon hot water tank
- Grey water pit
- Large shed in yard
- Includes fridge, stove, and all beds and most all furniture in cottage.
- Taxes for 2009: approx. \$1,100.55
- **IMMEDIATE POSSESSION**

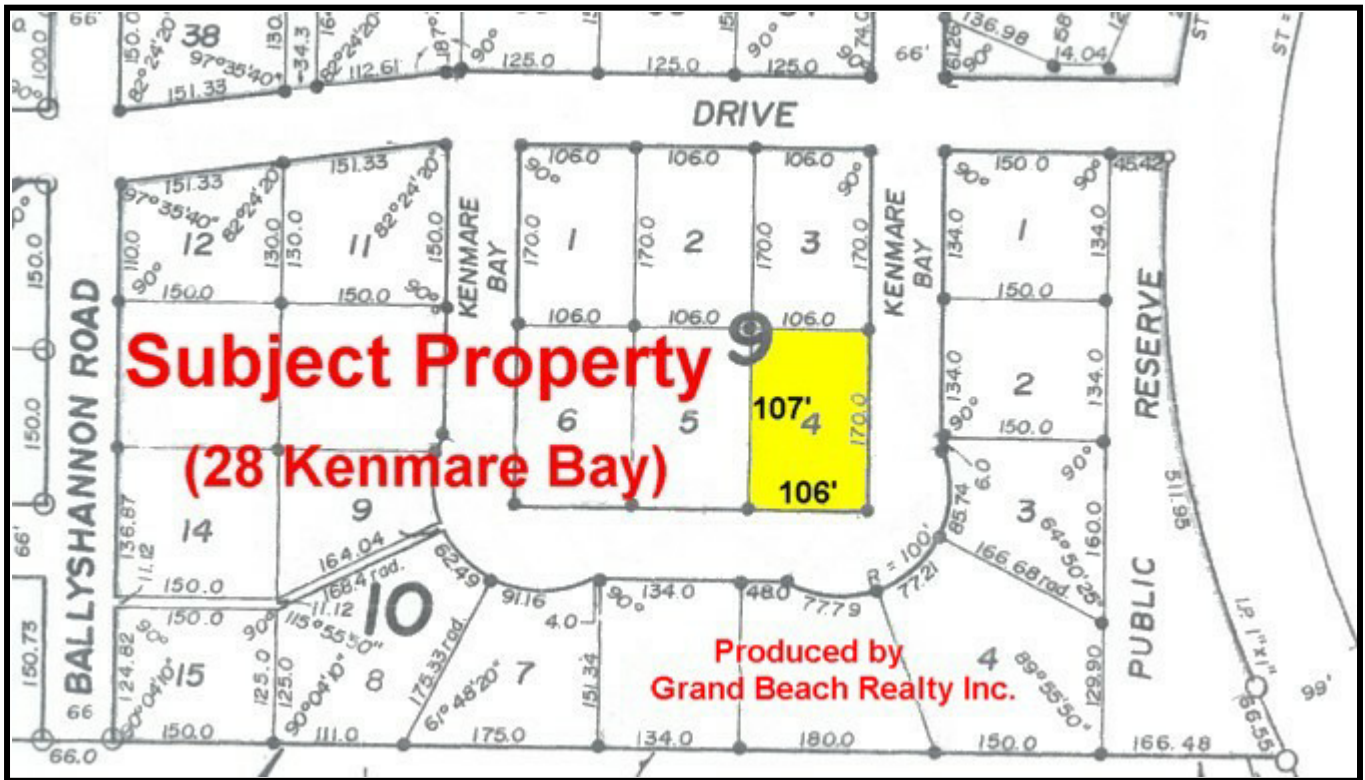
NOTE

*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.*

***STREET MAP TO 28 KENMARE BAY,
BELAIR PROPERTIES, MANITOBA***



**SITE PLAN MAP OF 28 KENMARE BAY,
BELAIR PROPERTIES, MANITOBA**



LARRY and CHUCK GUARINO
Your father & son team



"The Local Experienced Professionals"

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"Treating others, as we would like to be treated"