

# *Grand Beach Realty Inc.*

**W**elcomes you to this Lakefront Cottage  
at 409 West Street, Lakeshore Heights, Mb.



**Asking \$141,900**

## Room Sizes

Living room	17' 0" x 15' 5"
Kitchen	15' 4" x 10' 0"
Bedroom	15' 4" x 9' 9"
Bedroom	11' 9" x 9' 8"
Bedroom	9' 4" x 7' 8"
Utility room	10' 0" x 8' 6"
Bathroom	3 piece



**Back Photo of Cottage**



## **GENERAL INFORMATION**

- Lakefront Cottage at 409 West Street, Lakeshore Heights
- Westerly Lakeview with spectacular sunsets over Lake Winnipeg
- Cottage size: approx. 1,015 sq. ft
- Large deck on front of cottage
- 3 bedrooms
- 3 piece bath
- 2 x 4 walls
- Single pane windows throughout
- Baseboard heaters
- Wall forced air heating unit
- Wall air-conditioner in kitchen area
- Lot: approx. 61' frontage x 125' depth
- Post on pad foundation
- Drilled well (approx. 180 ft deep)
- Well water tested in 2013 - OK.
- Older Holding tank for toilet ( approx. 200 gallons)
- Grey water installed
- Hot water tank & pressure pumps under cottage
- Age: cottage was built about 1963
- 100 amperes electrical panel
- Includes: most all furniture - a list of chattels will be provided
- Taxes 2014 - \$1,627.55
- Quick possession

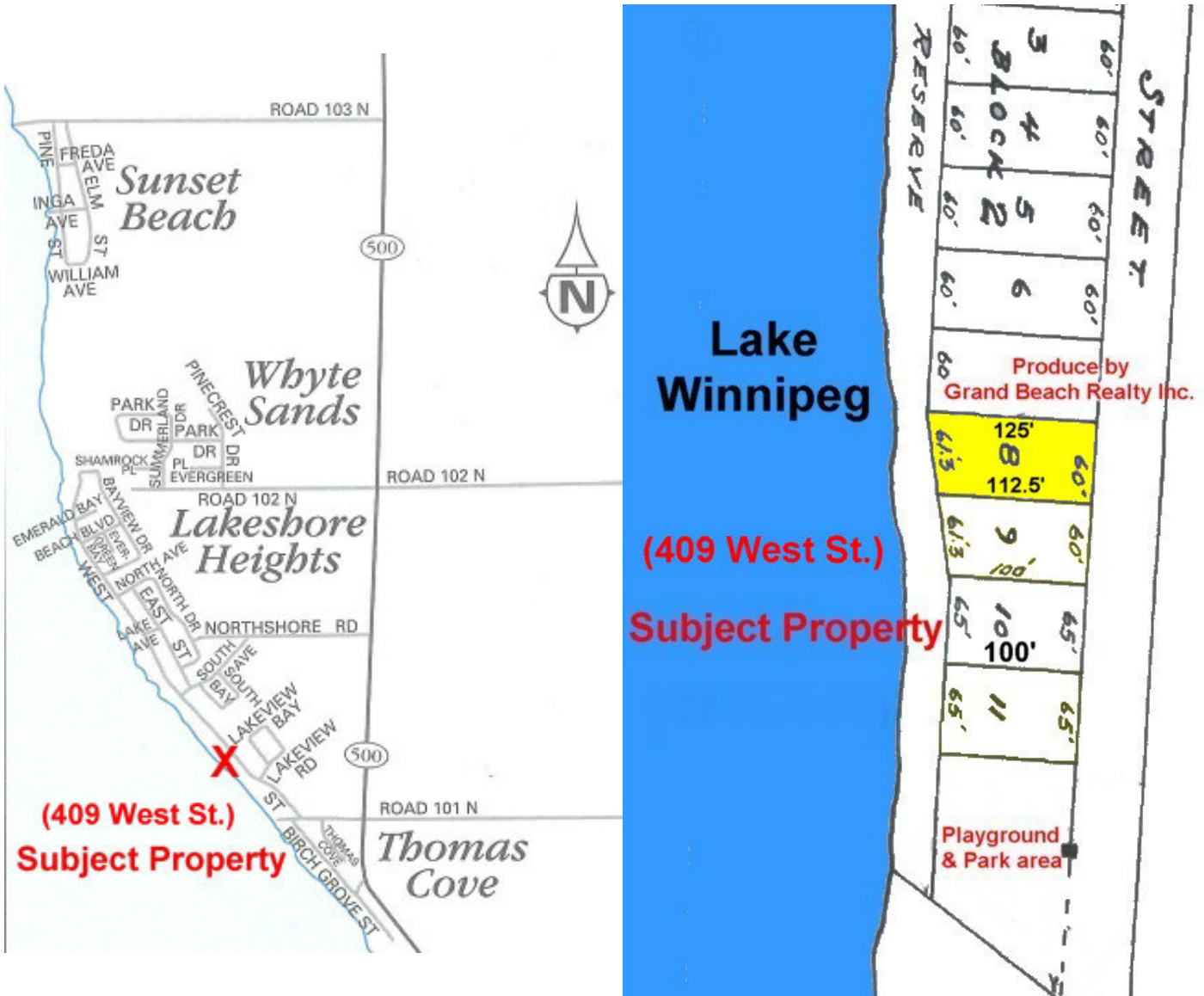


**Westerly Lakeview over  
Lake Winnipeg**

### 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 & Site Plan Map of  
409 West Street, Lakeshore Heights, Mb.**



Presented By:

**Chuck & Larry Guarino**

**YOUR LOCAL COTTAGE COUNTRY PROFESSIONALS**

"Over 67 years of combined experience"

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