

Grand Beach Realty Inc.

Welcomes you to this Year Round Home
with Garage Workshop
at 23 Pioneer Place, Island Beach



Asking \$749,000

Room Sizes

Living room	19' 6" x 16' 0"
Kitchen	27' 0" x 11' 0"
Sunroom	17' 4" x 11' 9"
Master Bedroom	13' 0" x 11' 2"
2nd Bedroom	11' 2" x 9' 2"
3rd Bedroom	11' 0" x 8' 9"
Bathroom	4 piece w/ boeing tub
Utility/Pantry Room	6' 0" x 6' 0"
Laundry Room	11' 8" x 9' 6"
Loft Area	16' 0" x 11' 5"





GENERAL INFORMATION

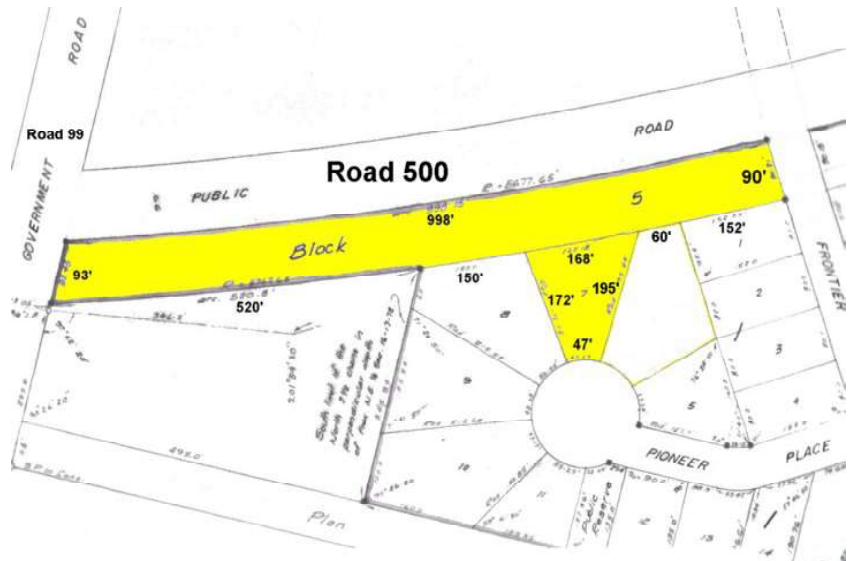
- Ideal opportunity for a home based business
- Located at 23 Pioneer Place, Island Beach, Mb.
- Great location only 45 min north of Winnipeg, just before Grand Beach.
- Home has 3 bedroom, full bathroom and laundry room
- Home and Garage workshop Lots are approx. 2.5 acres
- Home Size: approx. 1,685 sq ft.
- Garage Workshop approx. 1,440 sq ft.
- Home Age approx. 32 years. built in 1992
- Home has vaulted pine ceilings
- 2 closets in master bedroom
- Electric Baseboard heating throughout
- Central air-conditioning in home
- Large deck area off back of home with water pond
- Walls are 2 x 6 construction w/ R 20 Insulation
- Foundation is concrete pile footings and steel lbeams
- Triple pane windows throughout
- 200 ampere electrical panel with other Subpanels
- Hot water tank: approx. 40 gallons
- Heated floors in bathroom and laundry room
- Drilled well (approx. 168 ft deep)
- Holding tank approx. 2,000 gallons
- Shed in back yard (12' x 8')
- **WORKSHOP INFORMATION**
- High 13 ft ceilings in work shop
- Shop size approx. 1,440 sq ft (36' x 40') with 2 steel Sea containers
- The garage door is 10' high x 16' wide
- Main floor shop area: 20' x 40'
- Concrete floors in Garage
- Taxes 2023 - approx. \$ 1,855.81



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 Maps & Site Plan Map of 23 Pioneer Place, Island Beach, Mb.



Presented By:

Larry Guarino

LOCAL EXPERIENCED PROFESSIONAL

“Over 35 years of Real Estate Experience”

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