

# *Grand Beach Realty Inc.*

**Welcomes you to this Vacant 49 Acres Lot  
on Stoney Point Road, Patrica Beach, Mb.**

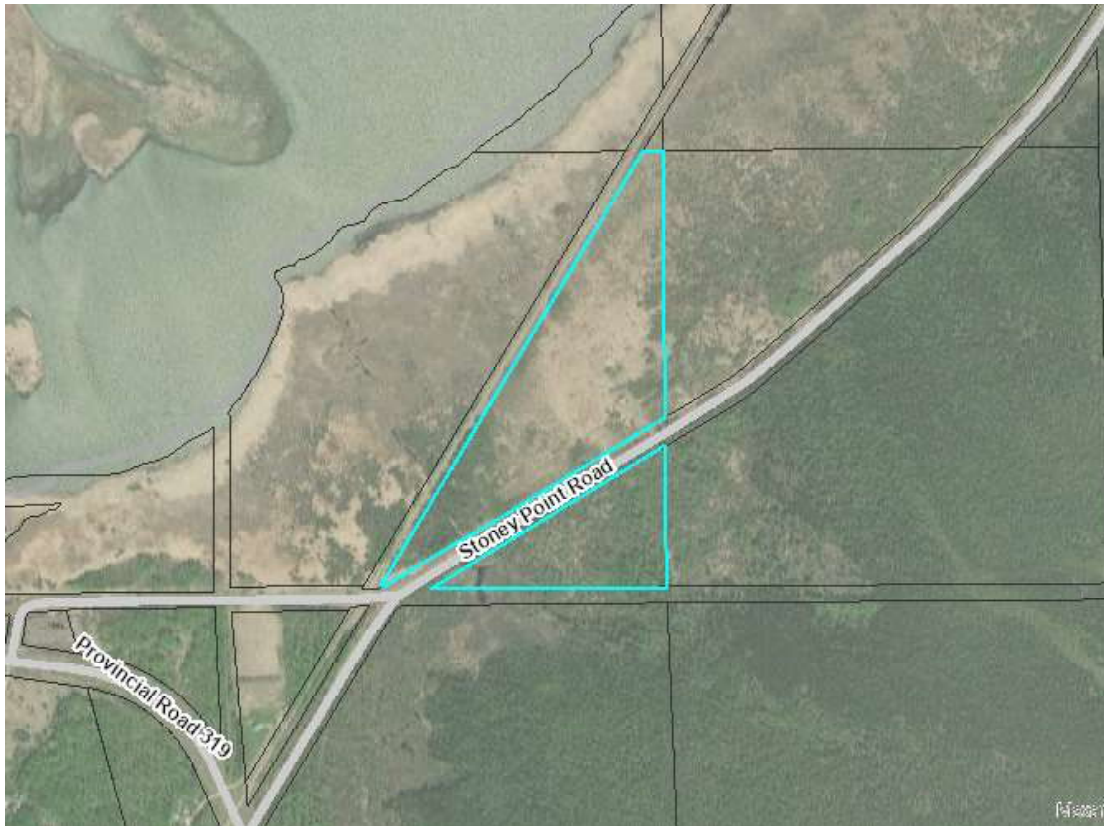


**Asking \$49,000**



## **GENERAL INFORMATION**

- Located on Stoney Point Road, Patrica Beach,
- only 50 min drive north of Winnipeg, just south of Grand Beach.
- Address: SW 1/4 of 4-17-7epm, R.M. of St. Clements, Mb.
- Roll # 678400.000
- Property: approx. 49 acres
- Well treed lot with many evergreens
- Old CNR Tracks run along north of property
- No time restrictions to build
- Taxes for 2024: approx. \$100.73 per year



**Presented By:**

**Larry Guarino**

**YOUR LOCAL EXPERIENCED PROFESSIONAL**

**"Over 35 years of Real Estate experience"**

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### **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