

Grand Beach Realty Inc.

Welcomes you to this cottage
at 8 East Street, Lakeshore Heights



Asking \$139,900

Room Sizes

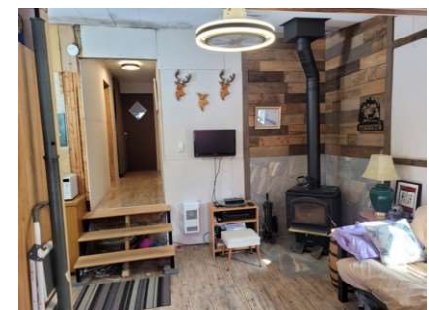
Living room	15' 6" x 10' 6"
Kitchen	9' 3" x 9' 0"
Bedroom	11' 6" x 8' 0"
Bedroom	11' 8" x 5' 6"
Bedroom	9' 6" x 7' 8"
Bathroom	compose toilet
Screened Veranda	20' 0" x 8' 0"



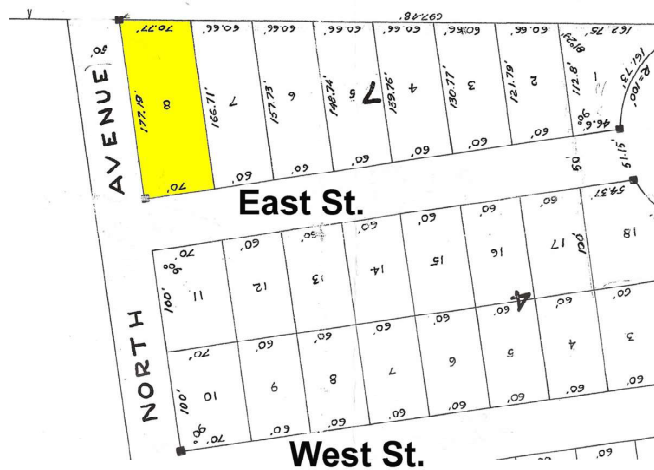
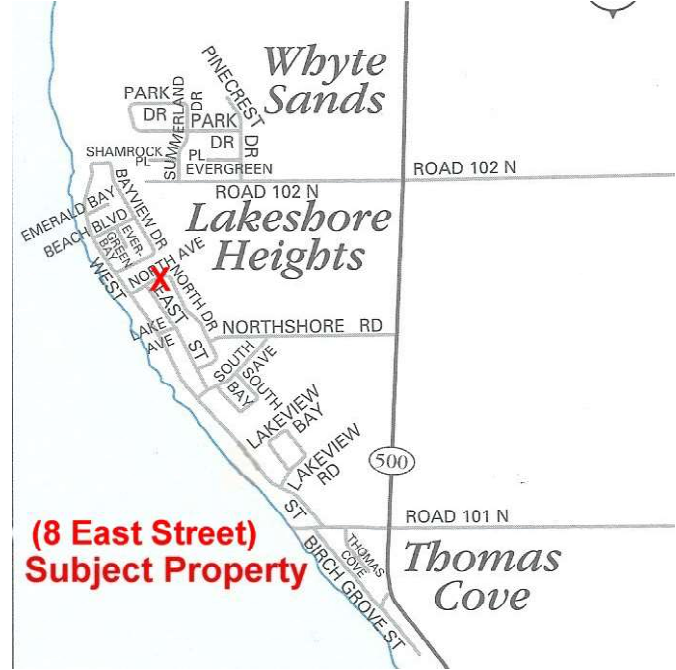


GENERAL INFORMATION

- Address is at 8 East Street, Lakeshore Heights, Mb.
- Located 1 hour north of Winnipeg
- Just south of Grand Beach
- 1 block from Lake
- Cottage is approx. 872 sq ft.
- 3 bedrooms
- Large veranda at back
- New vinyl siding installed in 2022
- LED lighting throughout
- Wood Stove (wett certified)
- Insulated floors, walls and ceilings
- Double pain windows throughout (new)
- 2 x 4 walls
- Forced air wall heaters in each room
- NO Plumbing in the cottage
- 100 ampere electrical panel (newer)
- Post on Pad foundation - releveled in 2022
- Shingles redone in 2009
- Lot Size: approx. 70 ft. x 177 ft.
- Double Garage with electric door opener
- Back Veranda (20' x 8')
- Window air-conditioner
- Two portable 100 gallon holding tanks included
- Includes: most all appliances and furniture
- Excludes: kitchen table with 6 chairs and wall TV
- Taxes 2023 - approx. \$1,017.06



Direction & Street Map to 8 East Street, Lakeshore Heights, Mb.



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