

Grand Beach Realty Inc.

Welcomes you to this Commercial Building
with 4 bedroom Home
at 113028 Pitt Road, Traverse Bay



Asking \$625,000

Room Sizes

Living room	19' 6" x 10' 6"
Kitchen	14' 9" x 14' 0"
Sunroom	15' 2" x 10' 8"
Master Bedroom	16' 6" x 12' 0"
Walk-in Closet	12' 0" x 6' 0"
2nd Bedroom	12' 0" x 10' 4"
Main Bathroom	4 piece w/ laundry
Utility Room	10' 2" x 8' 6"
Lower 3rd bedroom	15' 6" x 10' 0"
Lower 4th bedroom	10' 2" x 7' 8"
Lower Bathroom	4 piece (shower & urinal)



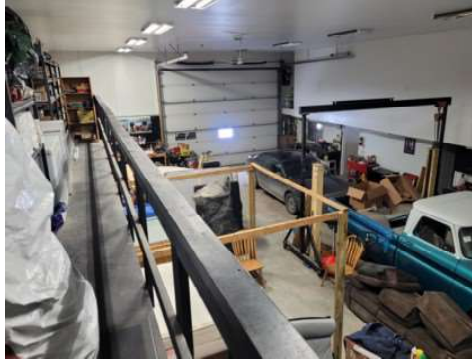


GENERAL INFORMATION

- Ideal opportunity for a home based business with 4 bedroom Home.
 - Located at 113028 Pitt Road, Traverse Bay, Mb.
 - Great location only 1 hour north of Winnipeg, Just past Grand Beach.
 - Lot is 2.08 acre and is a well treed private property (approx. 216' x 415')
 - Circular driveway installed
 - Building Size: approx. 3,090 sq ft.
 - Residence approx. 1,280 sq ft.
 - Building built in 2011
 - 4 Season Sunroom off kitchen with vaulted pine ceilings
 - 4 bedrooms and 2 full bathrooms
 - Large walk-in closet off master bedroom
 - Storage area with furnace off walk-in closet area
 - Furnace is 10 KW and A/C unit & MRV unit in storage area
 - Boeing Tub with washer & dryer in main bathroom
 - Propane tank outside for kitchen stove
 - Screened deck area off the Sunroom and Kitchen area
 - Walls are 2 x 6 construction w/ R 2000 Insulation
 - Newer Double pane windows throughout (newer pvc windows)
 - Forced-air electric furnace and Baseboard heaters in home area
 - Central Air-conditioning
 - 400 ampere electrical panel with other Subpanels
 - Hot water tank: approx. 40 gallons
 - Concrete foundation and concrete heated floor in workshop
 - Drilled well (approx. 85 ft deep)
 - 2 Holding tank - Home 2,000 gallons and a 2nd tank for the workshop
 - Large Shed in back yard (16' x 12')
 - Includes: most all furniture: a list of chattels will be provided
 - Taxes 2023 - approx. \$ 2,248.59
- 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

WORKSHOP INFORMATION



Office

- High ceiling in work shop
- Shop size approx. 1,716 sq ft (52' 4" x 33' 6") with infloor heating
- The garage door is 18' wide x 14' high
- Plus: Screened Room around the workshop
- Shed outbuilding (16' x 12')
- Exterior plugs - five
- RV Plugs: 30 amp 120 volt & 50 amp 240 volt
- Exterior lights - LED's
- Driveway circular with lighting
- Garden area - fenced and gated
- In-floor shop heating with 27 KW boiler
- Heat Pump on main 36000 BTU (3 ton) heat & A/C
- Main Floor shop area: Office area, Kitchen with fridge & stove, Mechanical Room, 4 piece bath, 2 storage rooms
- Workshop has 3 benches and cupboards, Overhead lighting and T-5 fixtures, Mezzanine storage area.
- Vehicle Lift - 12,000 LB with 4 posts
- Floor drain to 500 gallon exterior tank
- 400 amp electrical panel with other Subpanels
- Two - 200 amp panels & One - 100 amp panel
- 40 Gallon HWT
- Stairwell chair lift

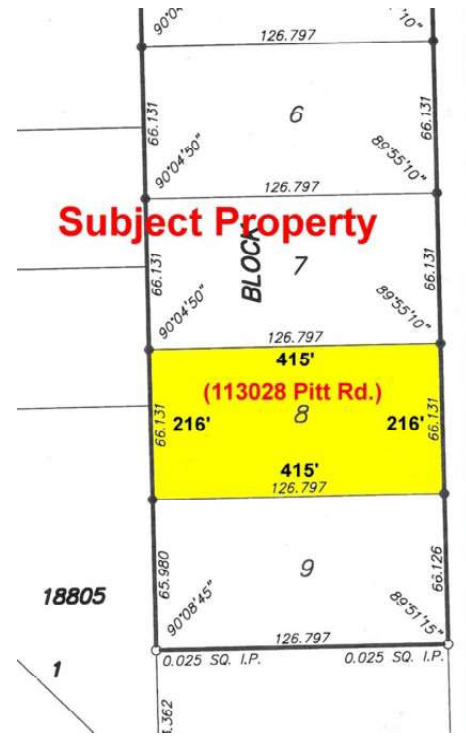
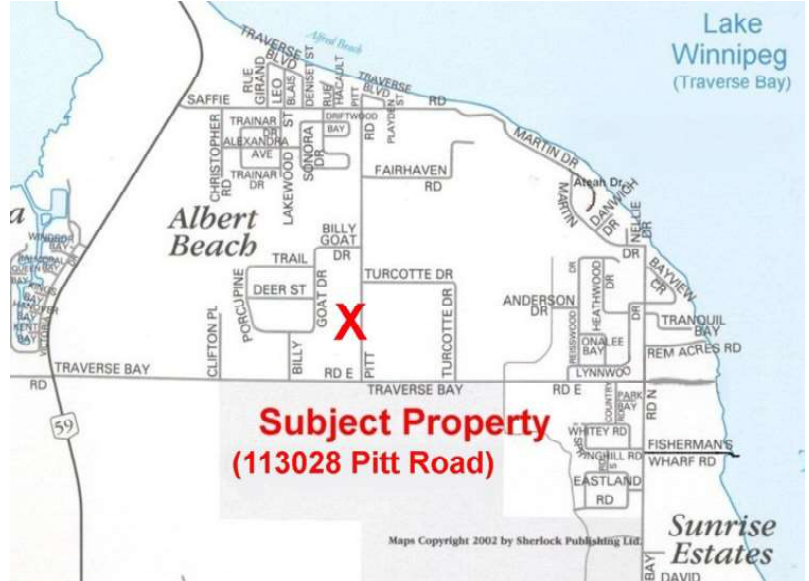


Lunch Room

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Direction Map & Street Map of 113028 Pitt Road, Traverse Bay, Mb.



Presented By:

Larry Guarino

LOCAL EXPERIENCED PROFESSIONAL

"Over 35 years of Real Estate Experience"

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