

Grand Beach Realty Inc.

Welcomes you to this Cottage at
74 Point Road, Grand Beach Provincial Park



\$139,000

Room Sizes

Kitchen	8' 6" x	7' 8"
Living room	15' 4" x	13' 2"
Bedroom	14' 8" x	7' 6"
Bedroom	9' 4" x	7' 0"
Front Veranda	11' 0" x	8' 0"
Bathroom	3 piece	





GENERAL INFORMATION

- Great Location close to the Main Beach in Grand Beach Provincial Park
- Located at the north end of the park close to the beach
- Address: 74 Point Road, Grand Beach Park
- Cottage size: approx. 670 sq. ft. with a front enclosed Veranda

- Vaulted pine ceilings
- 2 bedrooms plus front veranda area
- 3 piece bathroom
- Large shed in back yard (10'0" x 9' 8")
- Well maintained yard
- Double pane windows throughout
- Cottage is fully Insulated
- Wood stove (CSA) approved
- Wall heater installed
- Lot: approx. 75' x 33'
- 60 ampere electrical panel
- 2 x 4 wall construction
- Post on pad foundation



- Shared Well with 5 neighbours (approx. \$20.00 per year)
- Also, Seasonal water provided by Grand Beach Park
- Sewage Holding tank (approx. 1000 gallon tank)
- Grand Beach Provincial Park has a 21 year renewable Lease with Manitoba Provincial Parks
- Lease expires approx. April 30th, 2027
- Annual Gross lease fee for 2021 - approx. \$806.34
- Annual Service Fees approx. \$ 471.03 + Land Rental Fee \$335.34 = \$806.34
- Includes: most all furniture: a list of chattels will be provided
- No Taxes - just lease fees
- Quick Possession is available

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 & Street Map to 74 Point Road, Grand Beach Provincial Park



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL
“Over 34 years of Real Estate experience”

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