



Grand Beach Realty Inc.

Welcomes you to this **Lakefront Home, located at
48 Birchwood Road, Hillside Beach, MB.**



\$249,900

FEATURES

ROOM SIZES

Kitchen	16' 8" x 8' 2"
Living room	16' 8" x 13' 4"
Bedroom #1	11' 6" x 11' 0"
Bedroom #2	13' 0" x 7' 8"
Bedroom #3	9' 8" x 8' 6"
Sunroom	14' 0" x 8' 0"
Bath	4 piece

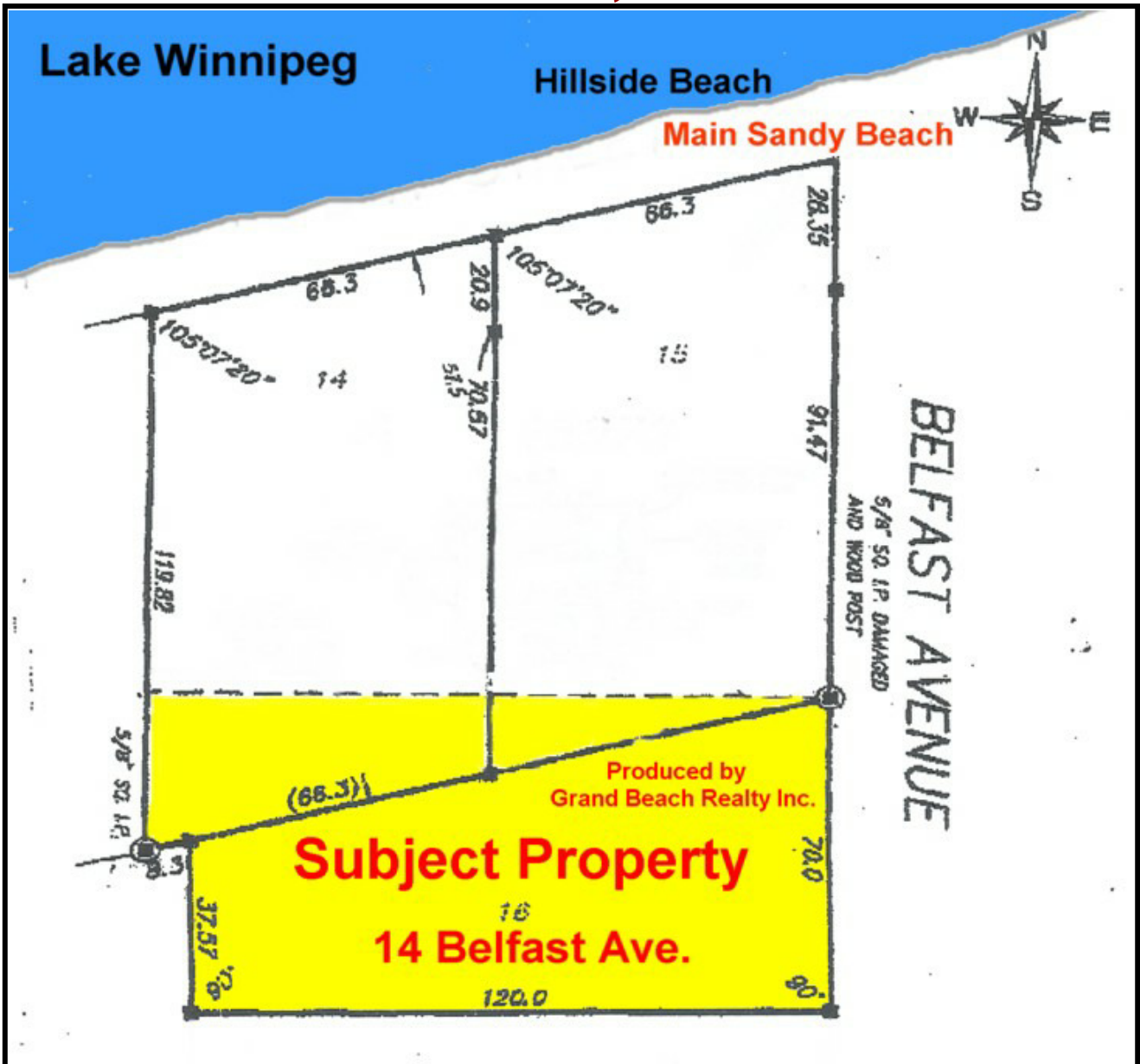
GENERAL INFORMATION

- Lakefront year-round home at 48 Birchwood Road, Hillside Beach
- Exceptional lakefront location close to main beach
- Northward Lakeview - overlooking Victoria Beach
- Size: Approx. 984 sq. ft
- Vaulted ceiling with open plan
- 3 bedrooms
- 4 piece bath with laundry
- Sunroom at front of cottage
- Age: built approx. 1970
- Lot: 93.38' frontage x 200' depth
- Insulated floor joists, walls, ceiling & pony walls
- Drilled Well - 87 feet deep
- Hot Water Tank - 30 gallons
- 100 amperes electrical panel
- Baseboard heaters throughout
- Double pane windows (low "E" argon) - new in 2008
- Roof re-shingles in 2012
- Weeping tiles installed on south side of home
- Foundation is concrete
- Single detached garage (24' x 14') with workshop & wood stove
- Holding Tank: 1,000 gallons
- Grey water field installed
- Includes: most everything in cottage
- Gross Taxes 2011 - \$1,823.66
- **IMMEDIATE POSSESSION**

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*

**SITE PLAN MAP OF 14 BELFAST AVE
HILLSIDE BEACH, MANITOBA**



LARRY & CHUCK GUARINO
Your "father & son" team



YOUR LOCAL EXPERIENCED PROFESSIONALS

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