

# *Grand Beach Realty Inc.*

**W**elcomes you to this 4 season cottage  
at 77 Shannon Street, Bear Paw Estates



**Asking \$110,000**

## Room Sizes

Kitchen	10' 3" x 7' 8"
Dining Rm	10' 6" x 10' 3"
Living Room	15' 6" x 15' 6"
Bedroom	11' 2" x 9' 2"
Bedroom	11' 0" x 7' 4"
Bedroom	9' 4" x 7' 8"
Bathroom	4 piece w/ tub



**Large 1 acre private lot**



## **GENERAL INFORMATION**

- 4 season cottage at 77 Shannon Street, Bear Paw Estates
- Located next to Grand Beach
- Property is 1 acres and is well treed with a private yard
- Wonderful country cottage
- Vaulted ceilings in Livingroom
- Cottage size: approx. 776 sq. ft
- 3 bedrooms
- 4 piece bath
- Double pane windows throughout
- Baseboard heaters throughout
- Roof re-shingled a few years ago
- Lot: 164.9' frontage x 270' depth (1.02 acres)
- Post on pad foundation
- 2 x 4 wall construction
- Shed at back of cottage
- Large covered wood shed at side of cottage
- Drilled well
- Water softener filter installed
- Hot water tank - approx. 40 gallons
- Insulated shed area: for drilled well, water softner & Hot water tank, for use in winter.
- 200 amperes electrical panel
- Wood Stove - Mark 1V
- Holding Tank (concrete): approx. 1,000 gallons
- Grey water installed
- Includes: most all furniture: a list of chattels will be provided
- Taxes 2013 - \$840.58
- Quick Possession is available

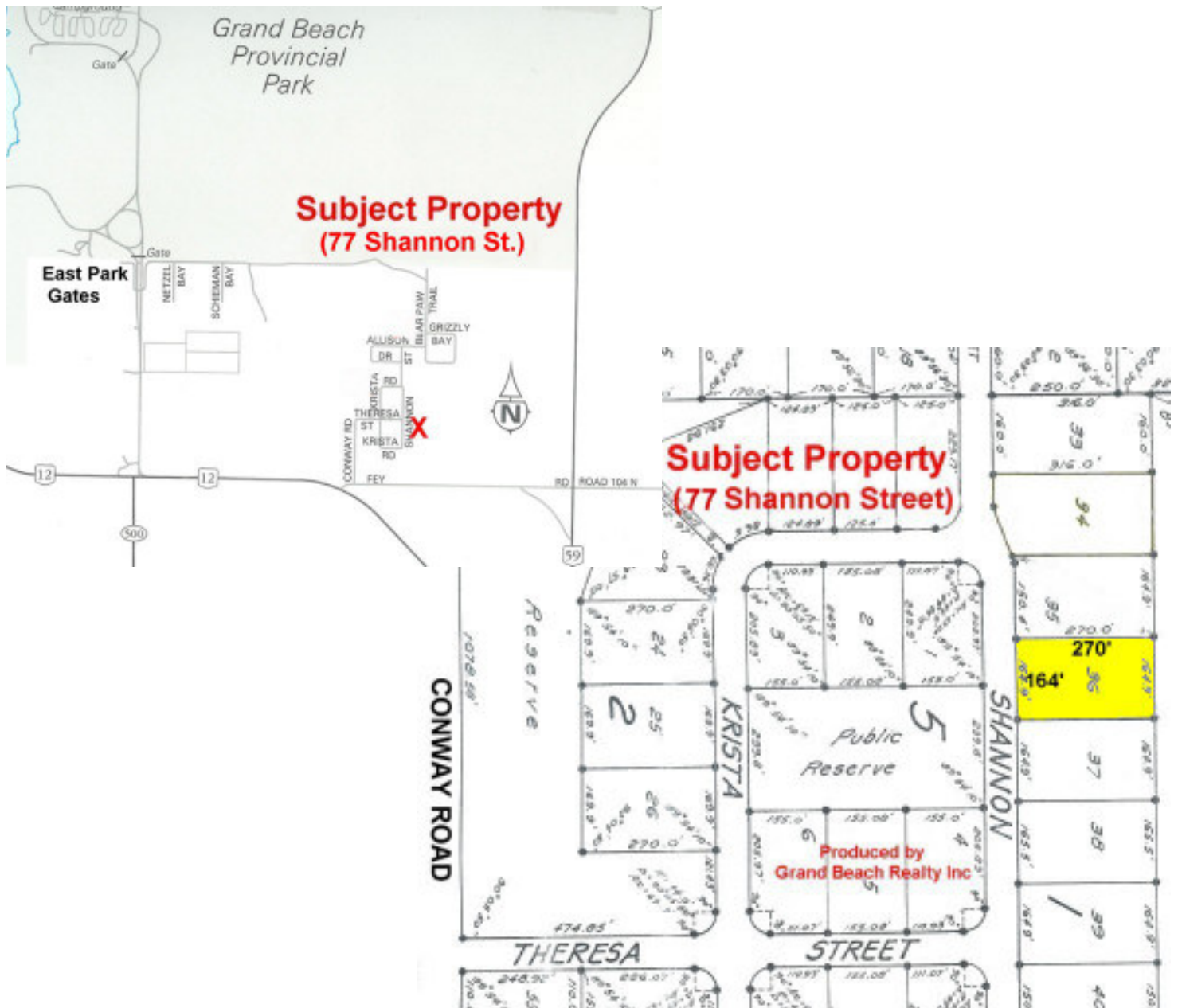


**Insulated & Heated  
Well & Pump room**

### 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

# Street & Site Plan Map of 77 Shannon Street, Beach Paw Estates, Mb.



Presented By:

**Chuck & Larry Guarino**

**YOUR LOCAL EXPERIENCED PROFESSIONALS**

**"Over 65 years of combined experience"**

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