

Grand Beach Realty Inc.

Welcomes you to this Lakefront Cottage
at 411 West Street, Lakeshore Heights



Asking \$149,900

Room Sizes

Living room	15' 0" x 11' 0"
Kitchen	12' 0" x 9' 4"
Bedroom #1	13' 0" x 12' 0"
Bedroom #2	9' 6" x 9' 0"
Bedroom #3	9' 6" x 9' 0"
Bedroom #4	11' 5" x 9' 0"
Bathroom	2 piece





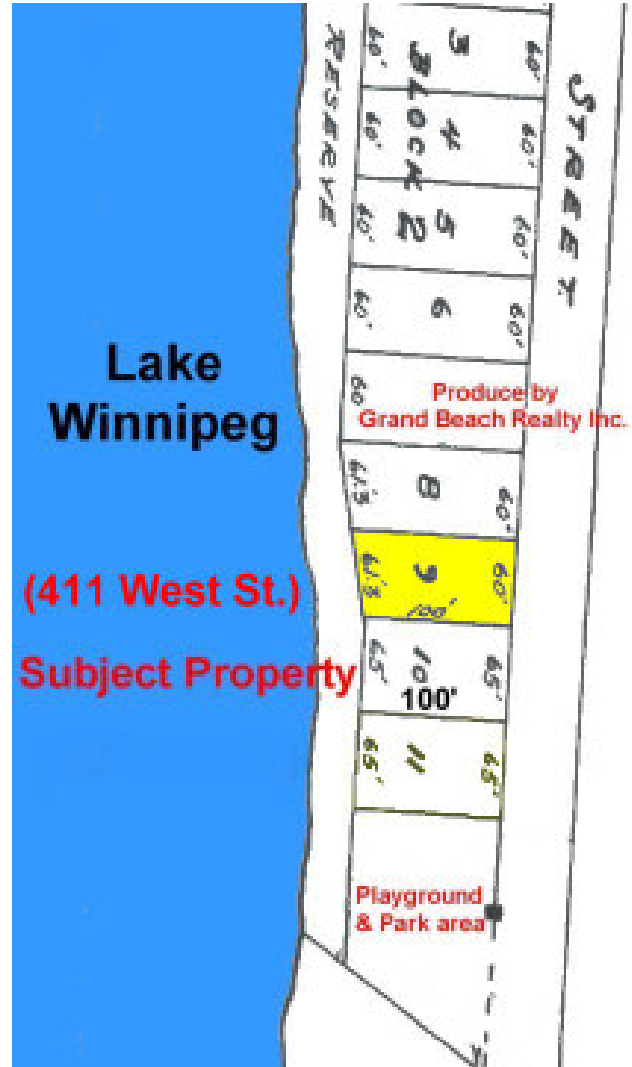
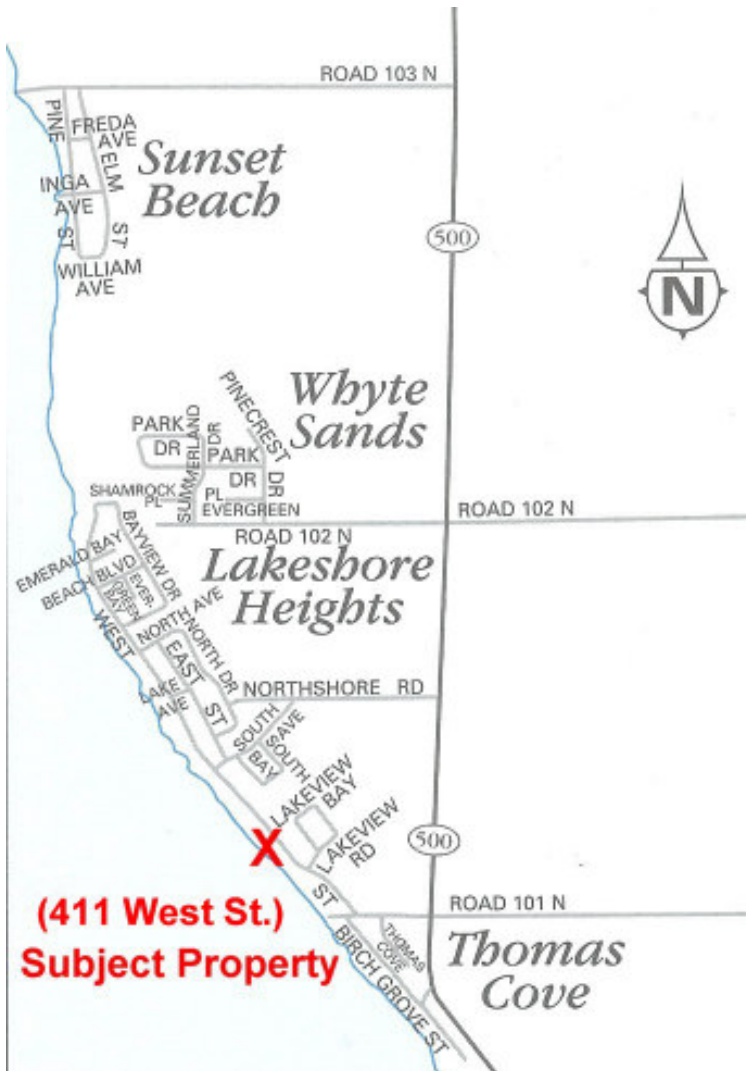
GENERAL INFORMATION

- Lakefront Cottage at 411 West Street, Lakeshore Heights
- Westerly Lakeview with spectacular sunsets over Lake Winnipeg
- Cottage size: approx. 1,033 sq. ft
- Large deck on front of cottage: (24' x 12')
- 4 bedrooms
- 2 piece bath
- 2 x 4 walls
- Single & double pane windows throughout
- Baseboard heaters in two bedrooms
- Roof re-shingled in 1996
- Vaulted ceilings
- Newer addition was built in 2004
- Lot: approx. 60' frontage x 100' depth
- Post on pad foundation
- Cottage was re-leveled in 2012
- Drilled well
- Septic tank
- 100 amperes electrical panel
- Includes: most all furniture - a list of chattels will be provided
- Taxes 2013 - \$1,780.89
- 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

Site Plan & Street Map of 411 West Street, Lakeshore Heights



Presented By:

Chuck & Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONALS

“Over 65 years of combined experience”

Larry: (204) 771-5531 (Cell)

Office: (204) 754-3096 (Office)

Chuck: (204) 831-8603 (Wpg)

E-mail: office@grandbeachrealty.ca