

# *Grand Beach Realty Inc.*

**W**elcomes you to this Year round Home  
at 12 Retreat Place, White Mud Falls, Mb.



**Asking \$129,900**

## Room Sizes

Living room	29' 0" x	9' 8"
Kitchen	11' 3" x	9' 9"
Dining Room	11' 3" x	9' 0"
Bedroom #1	10' 0" x	9' 4"
Bedroom #2	9' 6" x	9' 0"
Bedroom #3	9' 8" x	9' 3"
Sunroom	15' 0" x	12' 0"
Ensuite Bath	2 piece w/ laundry	
Main Bathroom	4 piece	

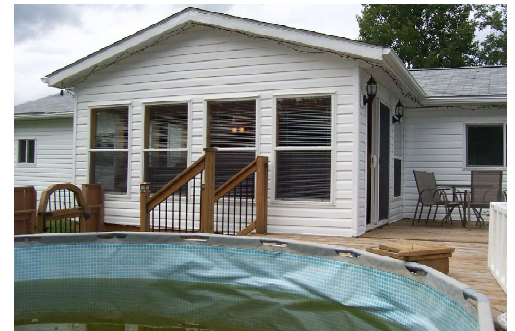


**Boat Launch at end of street**



## **GENERAL INFORMATION**

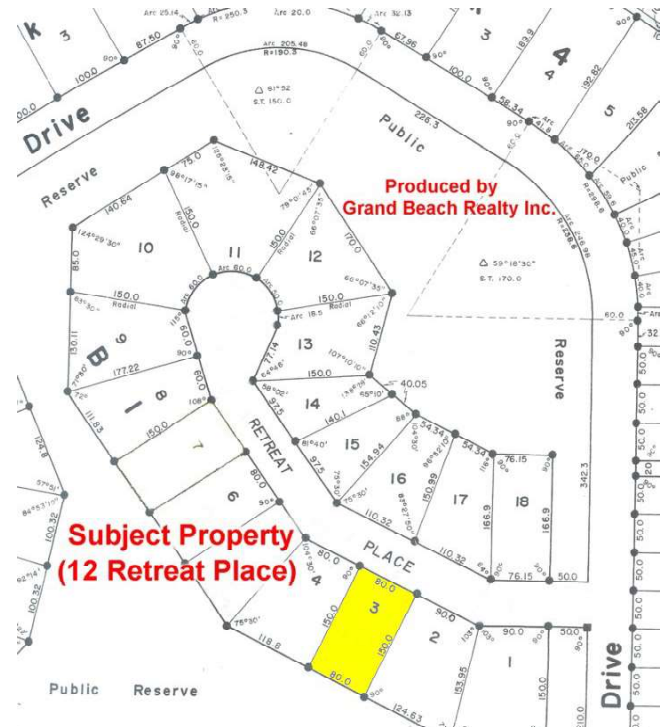
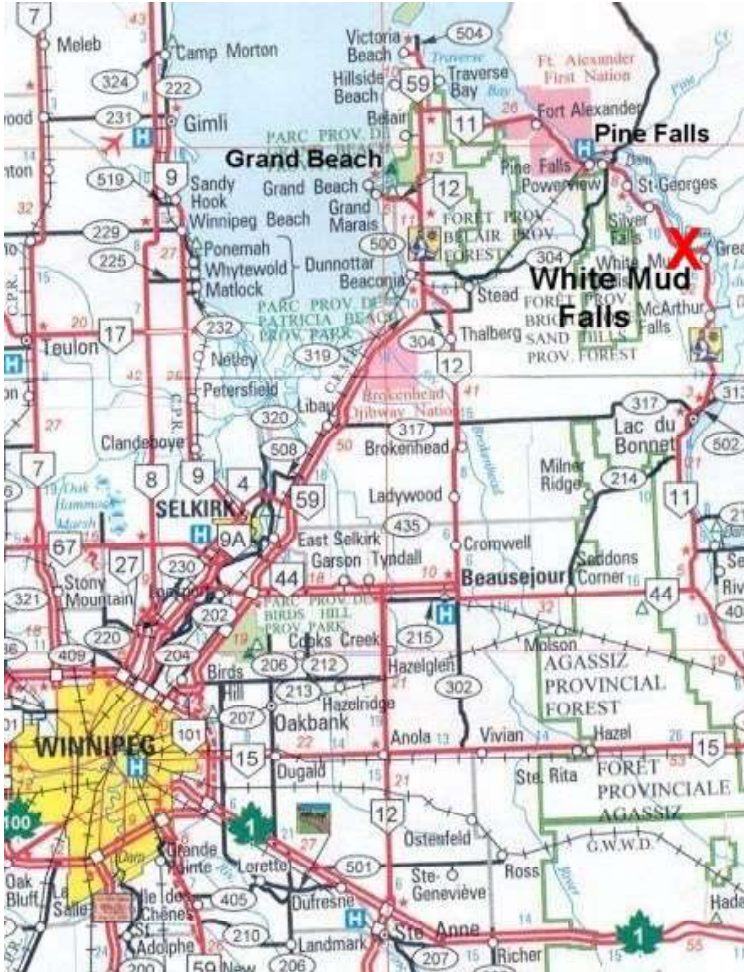
- Year round Home in White Mud Falls
- Address: 12 Retreat Place, 10 min north of Lac Du Bonnet along the WPG River
- Great location close to boat launch and sandy beach area
- This area is know for it's great fishing
- 3 Bedrooms, 2 baths and laundry area
- Large Country Kitchen and Livingroom areas
- Vaulted ceilings with open plan kitchen
- 4 season sunroom overlooking the above ground pool area
- Lot: approx. 80' x 150'
- Home size: approx. 1,132 sq. ft.,
- plus a 192 sq ft insulated sunroom
- Large decking at side of home and around the pool
- Double pane windows throughout
- Baseboard heaters throughout
- 100 ampere electrical panel
- Hot water tank: approx. 40 gallons
- 2 x 6 wall construction
- Single Garage in back yard
- Forced air electric furnace & sump pump in crawl space
- Foundation: continuous concrete footings
- Holding tank: approx. 1,000 gallons
- Grey water is installed
- Year round community water ( \$240.00 per year)
- Seasonal water is available ( \$30.00 per year)
- Includes: most all furniture: a list of chattels will be provided
- Taxes 2016 - \$1,305.73
- 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 & Site Plan Map of 12 Retreat Place, White Mud Falls, Mb.



Presented By:

**Chuck & Larry Guarino**

**YOUR LOCAL EXPERIENCED PROFESSIONALS**

**"Over 69 years of combined experience"**

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