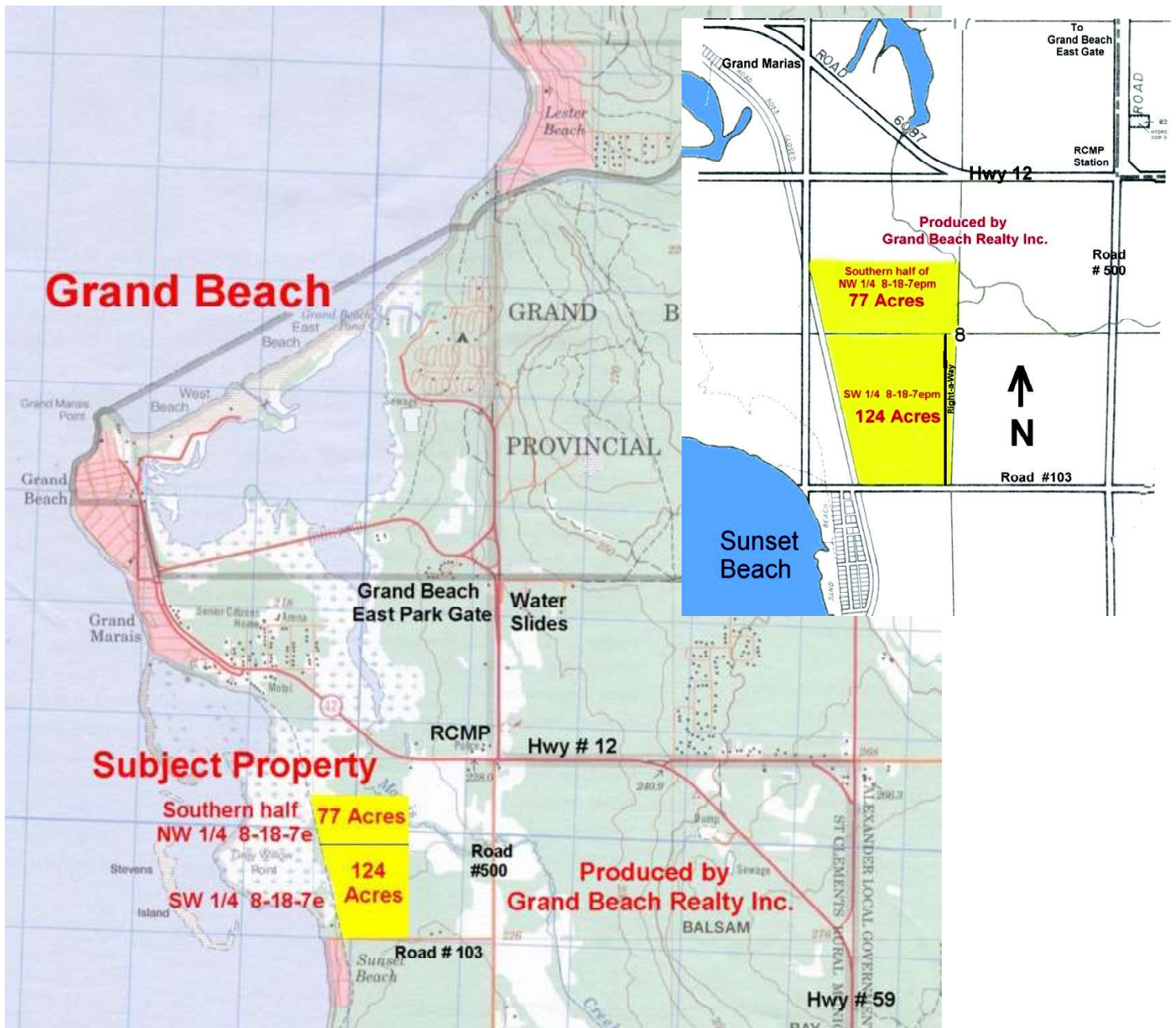


# *Grand Beach Realty Inc.*

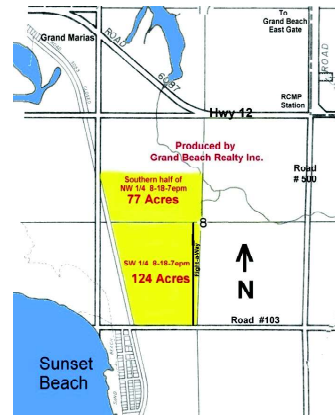
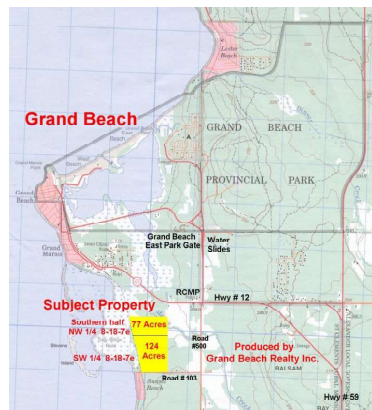
**Welcomes you to this 77 acres & 124 acres Properties next to Grand Marais & Sunset Beach, Mb.**

**77 acres - \$ 49,900**  
**124 acres - \$124,000**

**Total: 201 acres**  
**(two parcels: 124 acres & 77 acres each on separate titles)**



# Street & Site Plan Map of 201 Acres



## GENERAL INFORMATION

- Excellent location right next to Sunset Beach & Grand Marais
- Beautiful Sunset Sandy Beach is only 1/2 block away
- Total of 201 acres of well treed property
- (two parcels: 124 acres & 77 acres each on separate titles)
- The RM of St. Clements have indicated they would give approval to the subdivision
- The property would have a community sewer system installed (low flow system to pump out liquids to treatment plant close by)
- Road access off Road 103, leading into Sunset Beach
- Located just south of Grand Marais & Grand Beach
- The old CNR railway line runs along the west edge of property, which is used as a walking & snowmobile/quad trail leading into Grand Marais.
- The vendor will create a caveat on the 124 acres property for a 20' wide Right-a-Way along the eastern edge, to access the 77 acres property.
- Taxes for 2015: approx. (124 acres: \$325.38) & (77 acres: \$135.63)
- Quick Possession is available

Presented By:

**Larry Guarino**

YOUR LOCAL EXPERIENCED PROFESSIONAL

“Over 30 years of Real Estate experience”

**Larry: (204) 771-5531 (Cell)**

**Office: (204) 754-3096 (Lake)**

**E-mail: [office@grandbeachrealty.ca](mailto:office@grandbeachrealty.ca)**

### 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