



Grand Beach Realty Inc.

Welcomes to this **201 Acres Property, Approved, Re-Zoned & Ready for Cottage Development, close to the Grand Marais & Sunset Beach areas, Mb.**



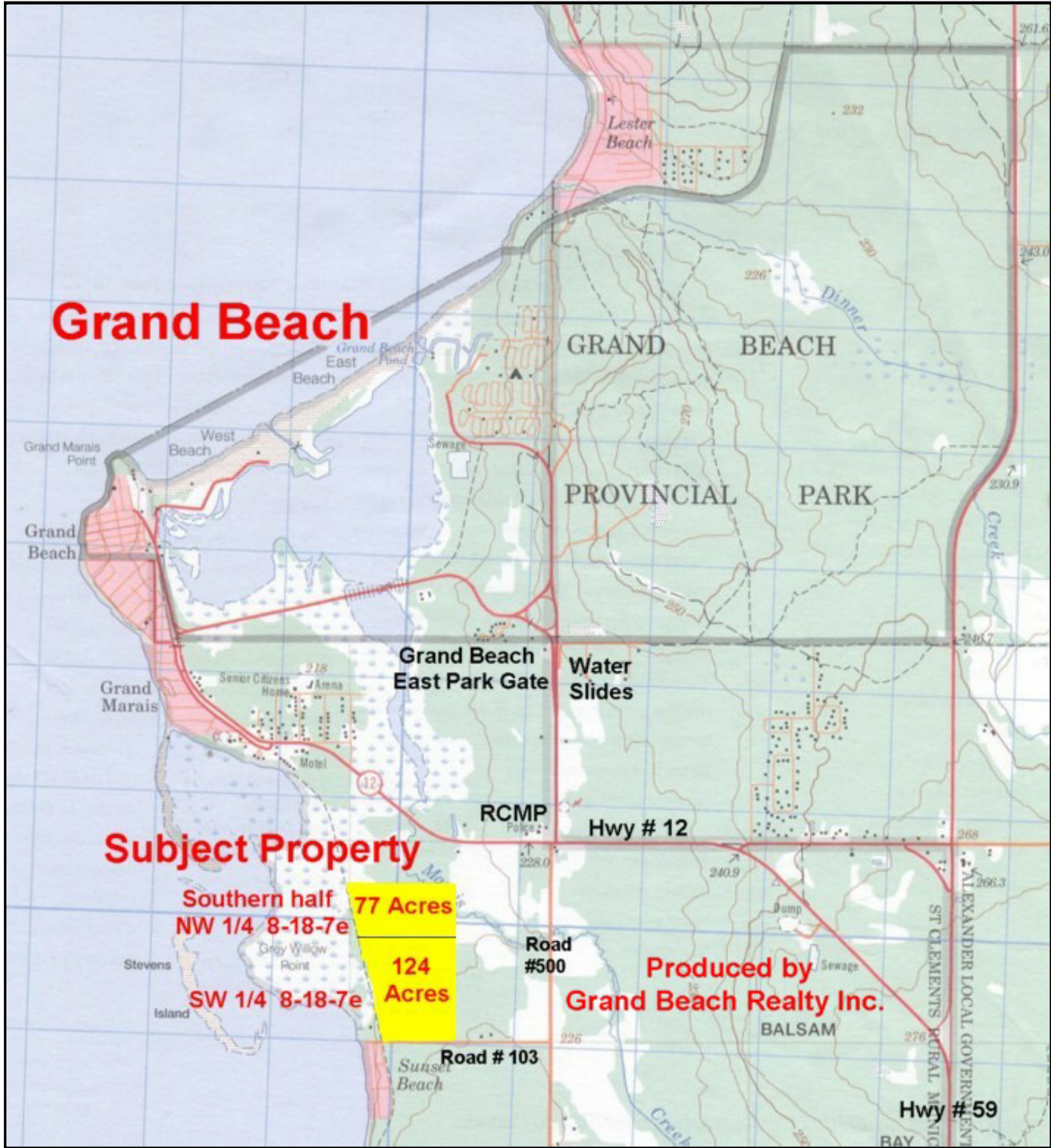
\$320,000

GENERAL INFORMATION

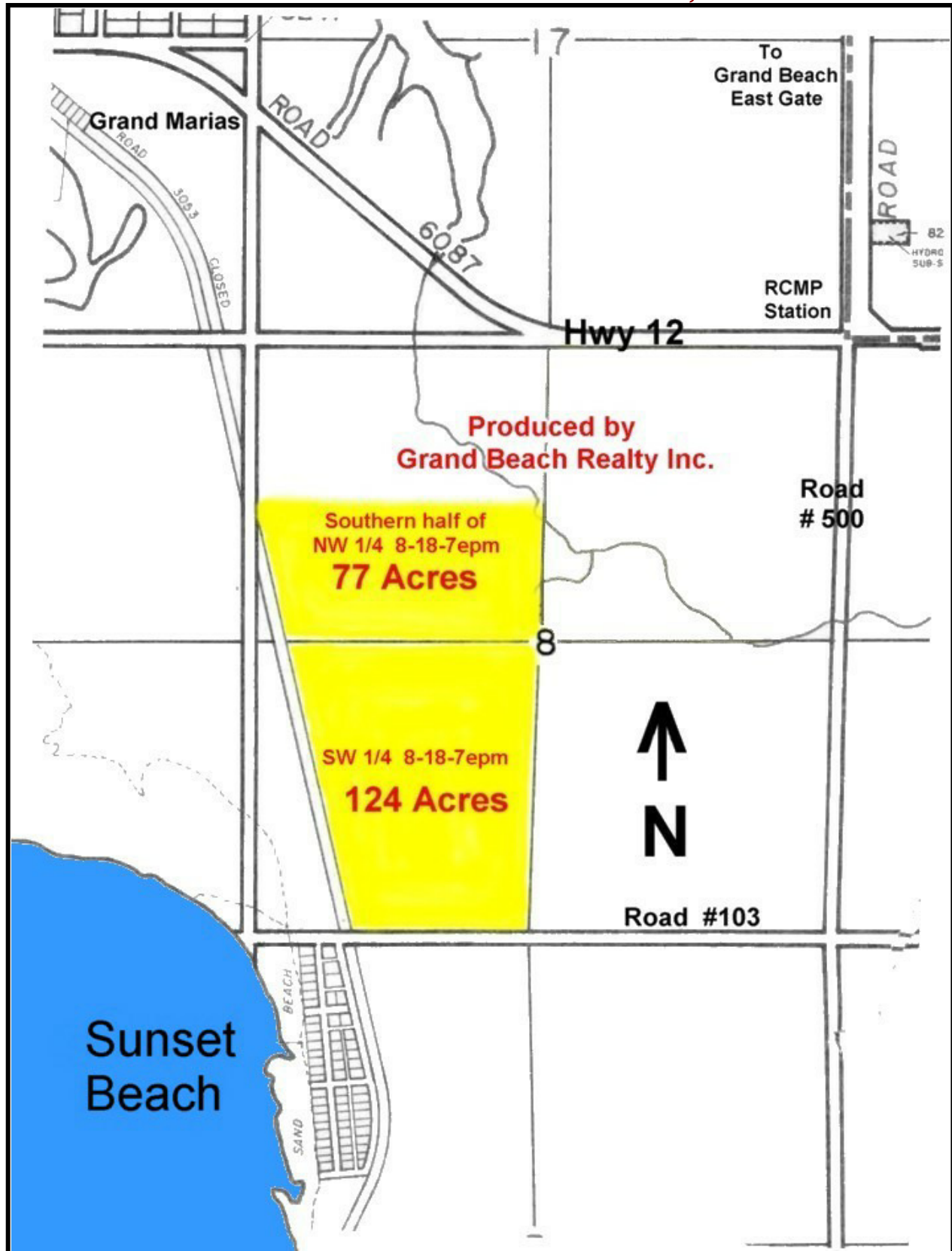
- Excellent location right next to Sunset Beach & Grand Marais areas
- Beautiful Sunset Beach is only 1/2 block away
- Total of 201 acres of development land ready for cottage development
- Lot: 201 Acres (two parcels: 124 acres & 77 acres each on separate titles)
- The R.M of St Clements has already approved the subdivision & re-zoned the property "SR" seasonal residential
- The property will have a community sewer system install (low flow system to pump out liquids only to treatment plant close by).
- Road access available off Road 103, leading into Sunset Beach
- Located just south of Grand Marais & Grand Beach
- The old CNR railway line run along the west edge of the property, which is used as a walking trail & snowmobile/quad trail leading into Grand Marais
- Taxes for 2009: (124 acres: \$287.12) & (77 acres: \$127.28)

IMMEDIATE POSSESSION

**STREET MAP To
201 Acres cottage development property
Grand Beach & Sunset Beach areas, Mb.**



**SITE PLAN MAP To
201 Acres cottage development property
Grand Beach & Sunset Beach areas, Mb.**



CHUCK and LARRY GUARINO
Your "father & son" team



YOUR LOCAL EXPERIENCED PROFESSIONALS
(More than 60 years of combined
dedicated real estate experience)

Larry (204) 771-5531 (Cell)
Chuck (204) 754-3096 (Office)
(204) 831-8603 (Wpg Ph.)



NOTE: *All in mation displayed is believed to be accurate
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