



Grand Beach Realty

WELCOMES YOU TO THIS MAGNIFICENT
LAKEFRONT HOME AT #3 AMAHIL ROAD
VICTORIA BEACH, MANITOBA, CANADA



\$289,500

FEATURE SHEET

ROOM SIZES

MAIN FLOOR

Living Room	14' 6" x 20' 3"
Sun Room	11' 6" x 20' 3"
Dining Room	9' 2" x 10' 3"
Kitchen	9' 6" x 10' 6"
Bedroom	10' 1" x 10' 2"
Bedroom	10' 1" x 10' 2"
Bathroom	(Four Pieces)

UPPER (LOFT) AREA

Master Bedroom	13' 6" x 15' 6"
Bathroom (Ensuite)	(Three Pieces)

GENERAL INFORMATION

- **LAKEFRONT** and **YEAR ROUND**
- Lot size: 75 ft x 150 ft.
- Approximately 50 ft of Public Domain, at the lakefront.
- Exterior is sheathed in "trend wall" plywood panelling
- Constructed on "post & pad" -- completely skirted and heated crawl space under the home..
- Well planned home (approximately 1500 sq ft) with three bedrooms, and a large (year round) sunroom offering a wonderful view of Lake Winnipeg.
- Master bedroom is located in the loft area, and has it's own ensuite (Shower, Vanity & toilet), plus a large clothes storage area
- Beautiful view of Lake Winnipeg, from the Master bedroom area
- Superb construction throughout
- Pass through from kitchen area to the living rm / dining rm areas.
- Baseboard Heating throughout, with individual wall thermostats in each room
- Spectacular "Fieldstone Stone" open fireplace with a limestone hearth in the Living Room area, rising two stories in the cathedral "Prow" area
- Exceptionally well designed, year round sun room, which faces Lake Winnipeg and provides a panoramic view Lake Winnipeg.
- Gorgeous view of the lake from the upper (Master bedroom) and 3 piece ensuite adjacent to it.
- This year round home is extensively finished in white "knotty" pine.
- Patio doors from sun room to deck, at front of cottage
- Door from dining room to front deck
- Sunroom is completely winterized
- Top grade wall to wall throughout, excepting for the dining room, sunroom, hallway, and rear bedroom, which have parquet flooring.
- 40 gallon hot water tank
- Water softener and mineral remover
- Stacked washer and dryer
- Gravelled rear parking for two automobiles
- Drilled well and water pressure system

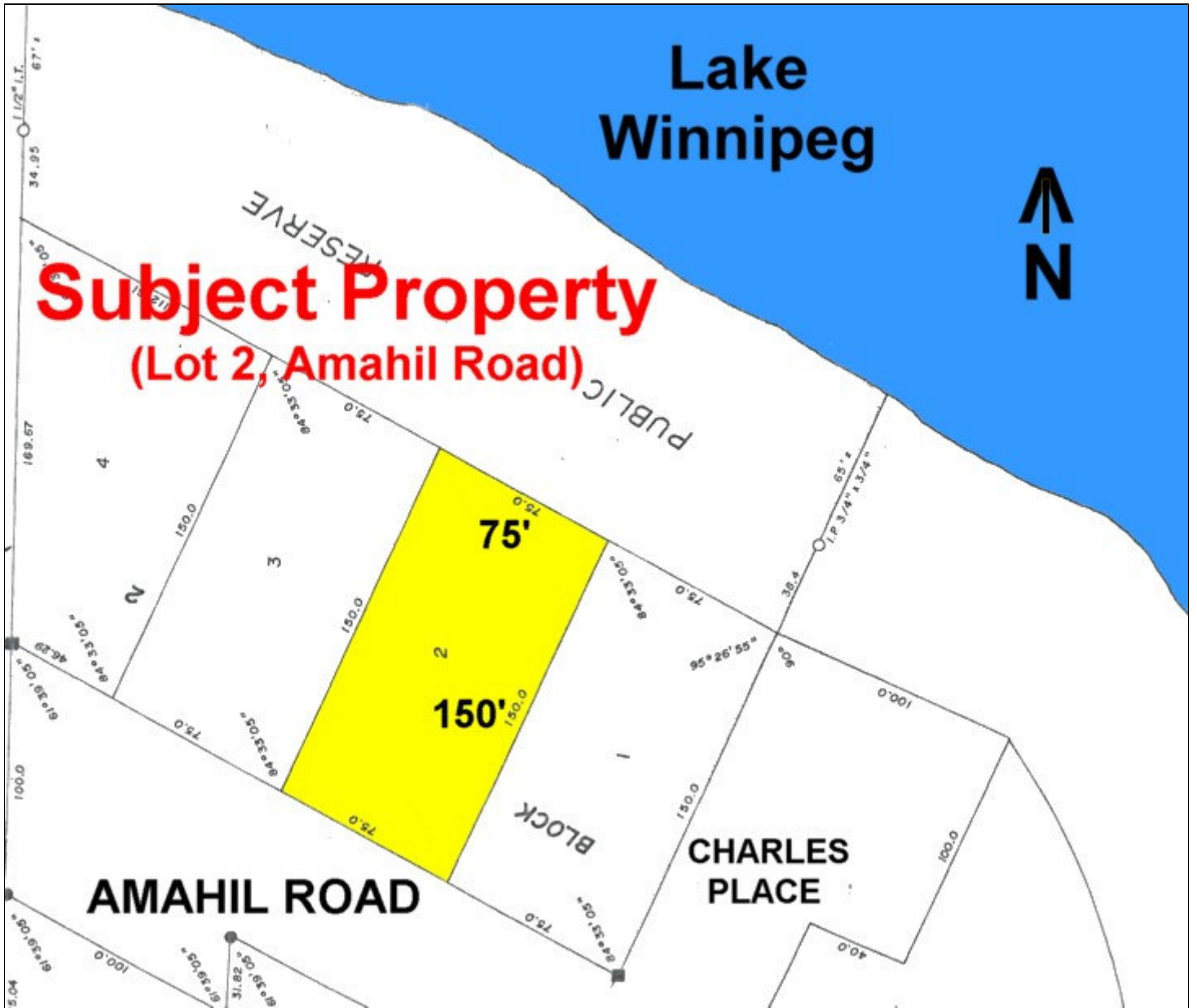
- 1000 gallon Fiberglass Holding tank
- 200 ampere service panel
- Electric Baseboard heating, with individual wall thermostats for each room
- Built in Dishwasher in kitchen
- All furniture and fixtures presently on site are included in the sale price. A list of these items (chattels) will be provided to interested buyers.
- Realty Taxes (2005): \$1,821.10

• IMMEDIATE POSSESION

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 FOR #3 AMAHIL ROAD
VICTORIA BEACH, MANITOBA, CANADA**





***"THANK YOU FOR YOUR
INTEREST
IN THIS EXCLUSIVE LISTING"***

CHUCK & LARRY GUARINO

(204_754-3096 or (204) 771-5531