

Grand Beach Realty Inc.

**Welcomes you to this Year round Home
at 24 East Street, Lakeshore Heights**



Asking \$179,000

Room Sizes

Living room	16' 0" x 16' 0"
Kitchen	14' 0" x 12' 0"
Bedroom	11' 6" x 10' 0"
Bedroom	11' 6" x 9' 6"
Den	9' 6" x 8' 9"
Laundry Rm	13' 8" x 7' 0"
Bathroom	3 piece
Screened Veranda	36' 0" x 10' 0"



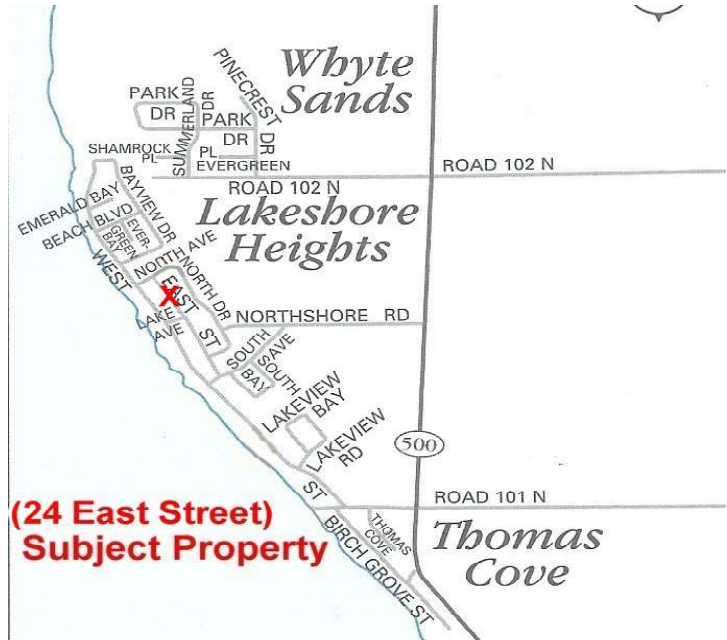


GENERAL INFORMATION

- Address is 24 East Street, Lakeshore Heights, Mb.
- Located 1 hour north of Winnipeg, just south of Grand Beach
- Only 1 block from Lake
- Home / Cottage is approx. 1,036 sq ft.
- 2 bedrooms plus Den area
- Vaulted Pine Ceilings
- Insulated floors, walls and ceilings
- Wood stove (CSA certified)
- Double pain windows throughout
- 2 x 4 walls
- Holding tank is contrete (approx. 1200 gallons)
- Hot water tank is 2 years old (approx, 40 gallons)
- Laundry area near back back
- Baseboard heaters throughout
- Drilled Well (approx. 166 ft deep)
- 200 ampere electrical panel
- Post on Pad and contrete pony wall foundation
- Shingles redone approx 6 years ago
- Lot Size: approx. 60 ft. x 148 ft.
- Double Garage with electric door opener
- Sub electrical panel in garage (100 amp)
- Interior of home needs to be repainted and some upgrades
- Vacant Lot next door is also available for purchase
- There is a encroachment into the neighboring lot from the garage car port roof (approx 18")
- Taxes 2022 - approx. \$1,157.28



Directional Maps to 24 East Street, Lakeshore Heights.



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL

"Over 35 years of Real Estate experience"

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NOTE

All information displayed is believed to be accurate
but is not guaranteed and should be independently verified.
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