



Grand Beach Realty Inc.

Welcomes you to this comfortable three
bedroom cottage at **##10 Alanna Road,**
Hillside Beach, Manitoba, Canada



\$89,900

FEATURE SHEET

ROOM SIZES

Living area	16' 2" x 16' 5"
Kitchen / Dining area	15' 5" x 16' 5"
Master Bedroom	8; 2" x 9' 2"
Bedroom #2	7" 0" x 10; 0:
Bedroom #3	9' 0" x 7' 4"
Bathroom	Three pieces

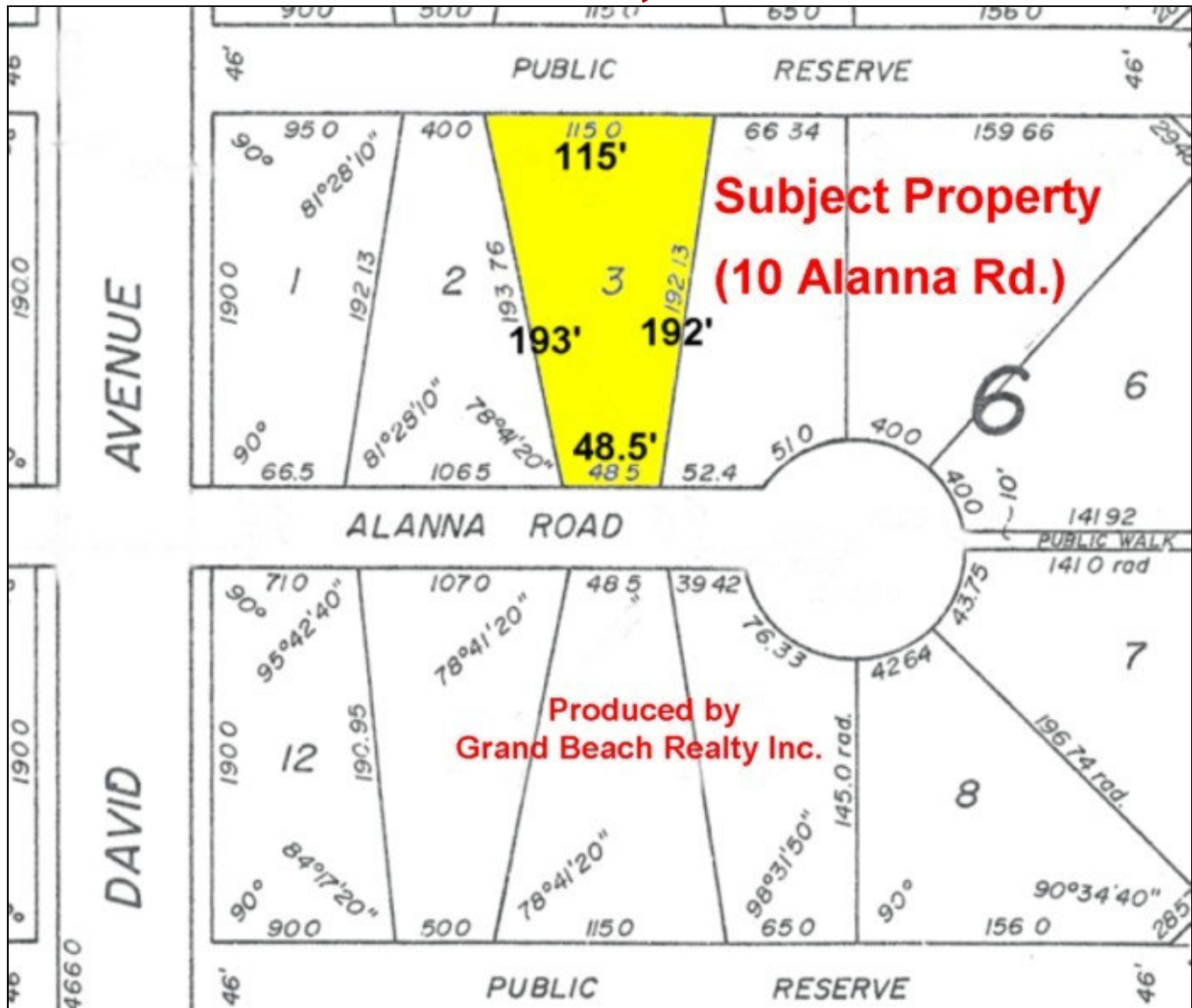
GENERAL INFORMATION

- A very short (10 minute) walk to the world class, white sand beach, at Hillside Beach
- Three bedrooms seasonal cottage
- Age: built in 1980
- Lot dimensions: The lot is "pie-shaped". Front = 48.5 ft, Rear = 115 ft, West side = 193.76 ft, East side = 192.73 ft.
- Lot area: Approximately 0.30 acres
- Total cottage area: Approximately 875 sq ft
- Foundation: Post and pad type of construction
- Exterior sheathing: maintenance free Vinyl siding
- Seasonal community water system: (from May 24 long week end to October thanksgiving long week end at a cost of \$100 for the season
- Winterized: Roof, walls and floors are insulated
- Windows: Double pained
- Waste disposal system: 760 gallon fibreglass holding tank. Usually pumped out once a year at a cost of approximately \$50.00
- Main electrical service panel: 4100 amperes
- Heating: The main heating is with the wood stove. The baseboard heaters are portable and do not have individual wall mounted thermostats.
- Roof: Asphalt shingles - (The roof has all new asphalt shingles, entirely replaced approximately 2002.
- Single car garage
- Front driveway
- Taxes for year 2006: \$840.33
- **IMMEDIATE POSSESSION**

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 MAP TO 10 ALANNA ROAD
HILLSIDE BEACH, MANITOBA**



***Thank you for your interest in this listing
and for visiting our website***

CHUCK, LARRY & BOB GUARINO

Your father and sons, team

COTTAGE COUNTRY SPECIALISTS

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