

BR Grand Beach Realty Inc.

WELCOMES YOU TO THIS LAKEFRONT COTTAGE 47 SPLITPOINT ROAD, HILLSIDE BEACH, MB.



\$299,000

FEATURE SHEET

ROOM SIZES

MAIN LEVEL

Living room	23' 8" x 20' 4"
Kitchen	12' 0" x 8' 9"
Dining room	11'6" x 11'6"
Master bedroom	13' 8" x 11' 2"
Bedroom #2	11' 3" x 11' 2"
Bedroom #3	9' 3" x 9' 0"
Bathroom	4 piece
Laundry room	11'6" x 8'8"
Sunroom	24' 6" x 9' 6"

GENERAL INFORMATION

- Lakefront winterized cottage at Hillside Beach, Mb.
- Size: approx. 1,407 sq ft.
- Plus: 232 sq ft screened sunroom
- Beautiful Lakefront property looking north-westerly over lake Winnipeg
- Lot has a gentle slope to Lake No bank erosion
- 3 large bedrooms
- Pine finished interior
- Cathedral ceilings
- Triple pane windows throughout
- Large Screened Veranda on front of cottage (24'6 x 9'6")
- Laundry room (11'6" x 8' 8")
- Post on Pad foundation
- Lot: 90' frontage x 216' depth
- 2 x 4 walls
- Roof re-shingled in 2006
- Pressure treated decking
- Electric baseboard heating throughout
- 200 ampere electrical panel
- Two Hot water tanks: 40 gallons & 25 gallons
- Poly Holding tank: 1,200 gallons
- Seasonal community Water: supplied by Trainers
- Includes: Fridge, stove, washer & dryer
- Taxes for 2008: approx. \$2,750.00
- Early Possession

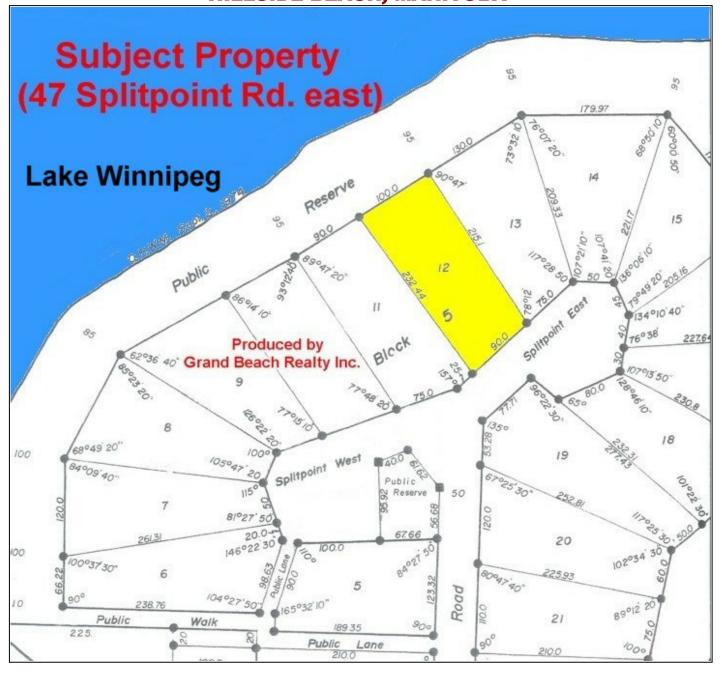
NOTE

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.

STREET MAP TO 47 SPLITPOINT ROAD (east)
HILLSIDE BEACH, MANITOBA



SITE PLAN OF 47 SPLITPOINT ROAD (east) HILLSIDE BEACH, MANITOBA



LARRY and CHUCK GUARINO Your father & son team



"The Local Experienced Experts"

Larry (204) 771-5531 Chuck (204) 754-3096

