



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***



HILLSIDE BEACH, MANITOBA



LARRY and CHUCK GUARINO
Your father & son team



"The Local Experienced Experts"

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