



Grand Beach Realty Inc.

Welcomes you to **#36 Theodore Drive,**
Almdale Cove, Manitoba, Canada



\$129,900

FEATURE SHEET

ROOM SIZES

| | |
|-------------------|-----------------|
| Living room | 13' 7" x 11' 7" |
| Kitchen | 14' 7" x 11' 5" |
| Master bedroom | 11' 8" x 11' 0" |
| 2nd floor Den | 20' 8" x 19' 0" |
| 2nd floor bedroom | 17' 5" x 12' 5" |
| 2nd floor bedroom | 12' 6" x 10' 0" |
| Bathroom | Three pieces |

GENERAL INFORMATION

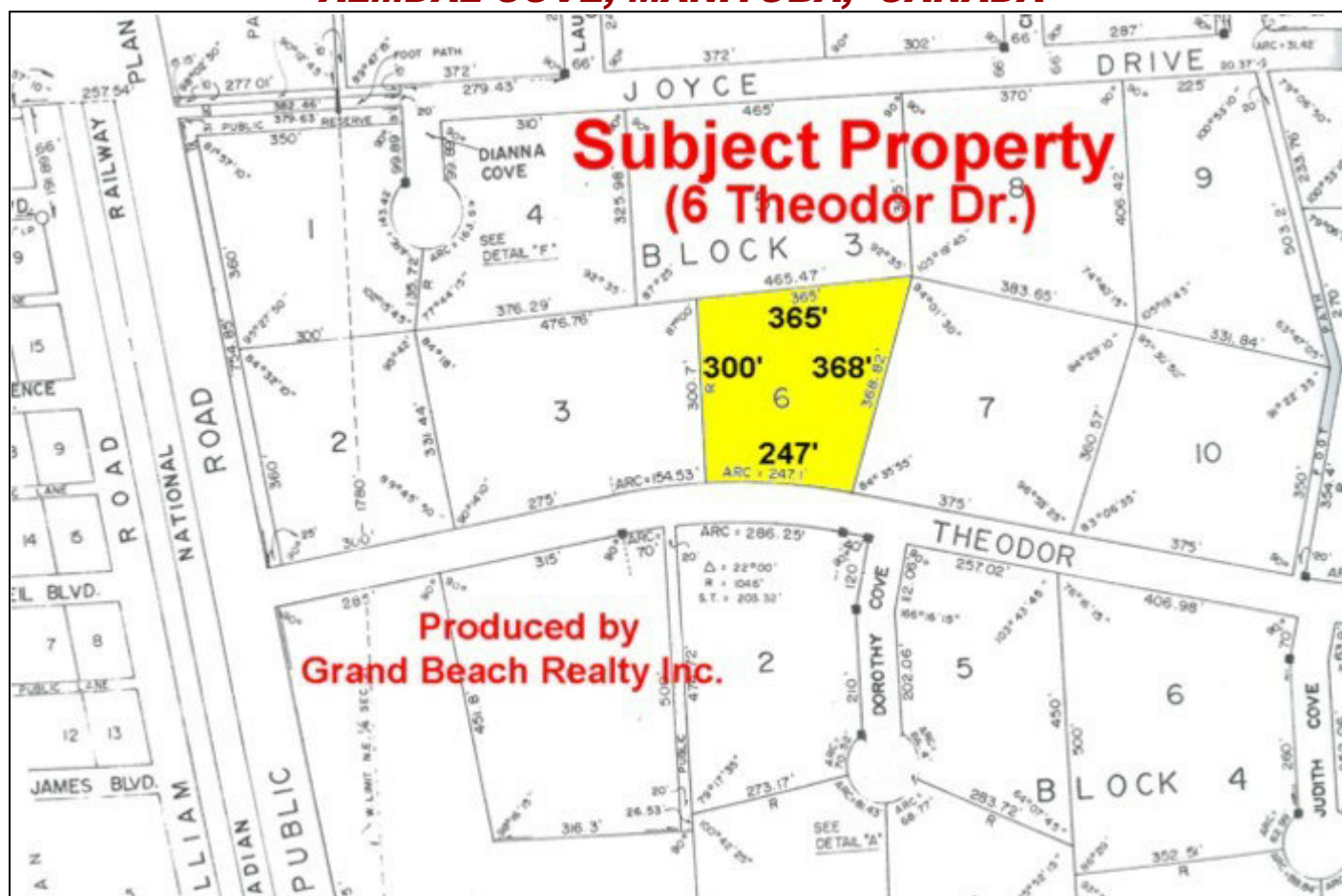
- A great, heavily treed, secluded, cottage haven and retreat
- Close to Balsam Bay Harbour Marina & white sandy beach
- Cottage area: Approximately 1,600 sq. ft.
- Lot size: 365' x 368' x 300' x 247'
- Area of lot: Approximately 2.6 acres
- 3 bedrooms plus an extra bedroom in the loft area
- 2" x 4" wall construction
- Double pane windows throughout
- Age: approximately 15 years old
- Water supply: rain water storage tanks (two 600 gallon clear polypropylene plastic tanks)
- 25 gallon Hot water tank
- 1,200 gallon concrete holding tank
- 200 ampere electrical panel
- Baseboard heaters and wall mounted thermostats
- Wood stove is CSA approved
- Singles are 15 years old
- Single garage
- Deck is made from pressure treated lumber
- Includes: 2 fridges, stove, kitchen table & chairs -- Living room: 2 couches, chair, coffee & end tables -- Den: 2 sofas & chairs, TV table, 2 single beds, dresser, 1 bed, chair, dresser, 1 loft bed & dresser -- Master bedroom: dresser & mirror
- Taxes for 2006: approximately \$1,247.00 per year

- **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 FOR #36 THEOPDOR DRIVE
ALMDAL COVE, MANITOBA, CANADA***



**Thank you for your interest in this listing and
for visiting the Grand Beach Realty Inc. website**

CHUCK, LARRY & BOB GUARINO
Father and sons, REALTORS®

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