

Grand Beach Realty Inc.

**Welcomes you to this Cabin at
14 Rem Acres Road, Traverse Bay**

Asking \$139,000





GENERAL INFORMATION

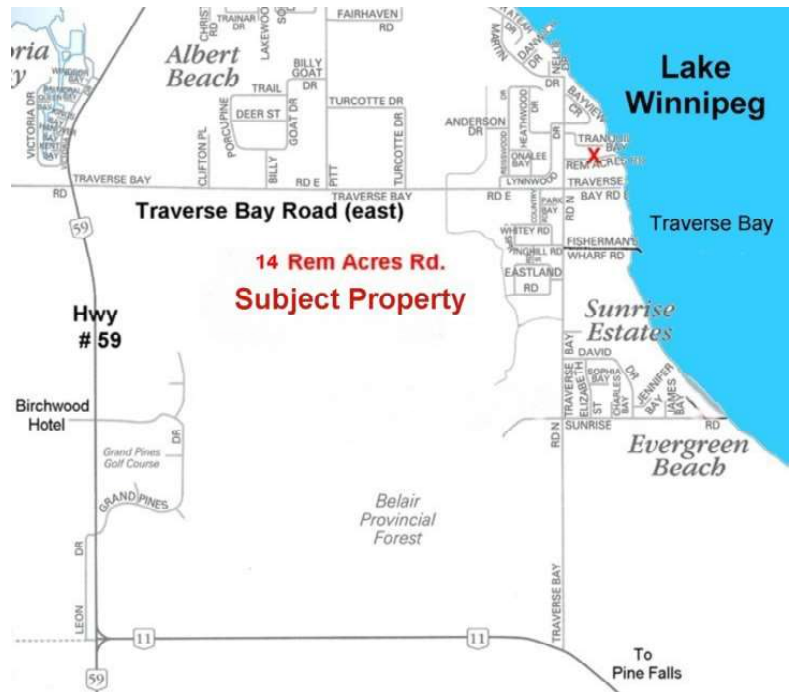
- Address is at 14 Rem Acres Road, Traverse Bay, Mb.
- Located about 10 min north of Grand Beach
- Close to Lake w/ Lakeview from Street
- Traverse Bay Boat Launch and Beach, 1 block away
- Lot is very well treed and private
- Lot: approx. 1 Acres (220 ft frontage x 176 ft depth)
- Lot is cleared for main cottage site
- Cabin is approx. 360 sq ft. w/ Loft area
- Loft bedroom has double bed and single bed
- Futon couch and double bed on main floor
- 12' x 8' screened sunroom on front
- Cabin is fully insulated
- 2 x 6 walls w/ insulated floor, walls and ceiling
- Double pain windows throughout
- Baseboard heating throughout
- Post on pad foundation
- Interior is finished in Pine w/ Vaulted Ceiling
- Bathroom is 3 piece with shower
- Bunky Sleeping quarters next to cabin (12' x 8')
- Seasonal water
- Holding tank - approx. 500 gallons
- 100 amp service panel
- Utility Shed in yard (12 ft x 8 ft)
- Metal shed (6' x 4')
- Includes: Fridge, satillite dish, micowave, kitchen table, futon couch, 2 double beds & single bed
- Taxes 2024 - \$ 449.06
- Quick possession is available



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

Direction & Street Map to 14 Rem Acres Road, Traverse Bay



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL
"Over 35 years of Real Estate experience"

Larry: (204) 771-5531 (Cell)

Office: (204) 754-3096 (Lake)

E-mail: lguarino@mymts.net