



# *Grand Beach Realty Inc.*

**W**elcomes you to this **New Built Lakefront Home**  
**at 44 Lakeview Drive, Halcyon Cove, Mb.**

*"C-Thru Homes" Slide Show coming soon*



**\$395,000**

## **FEATURE SHEET**

### **ROOM SIZES**

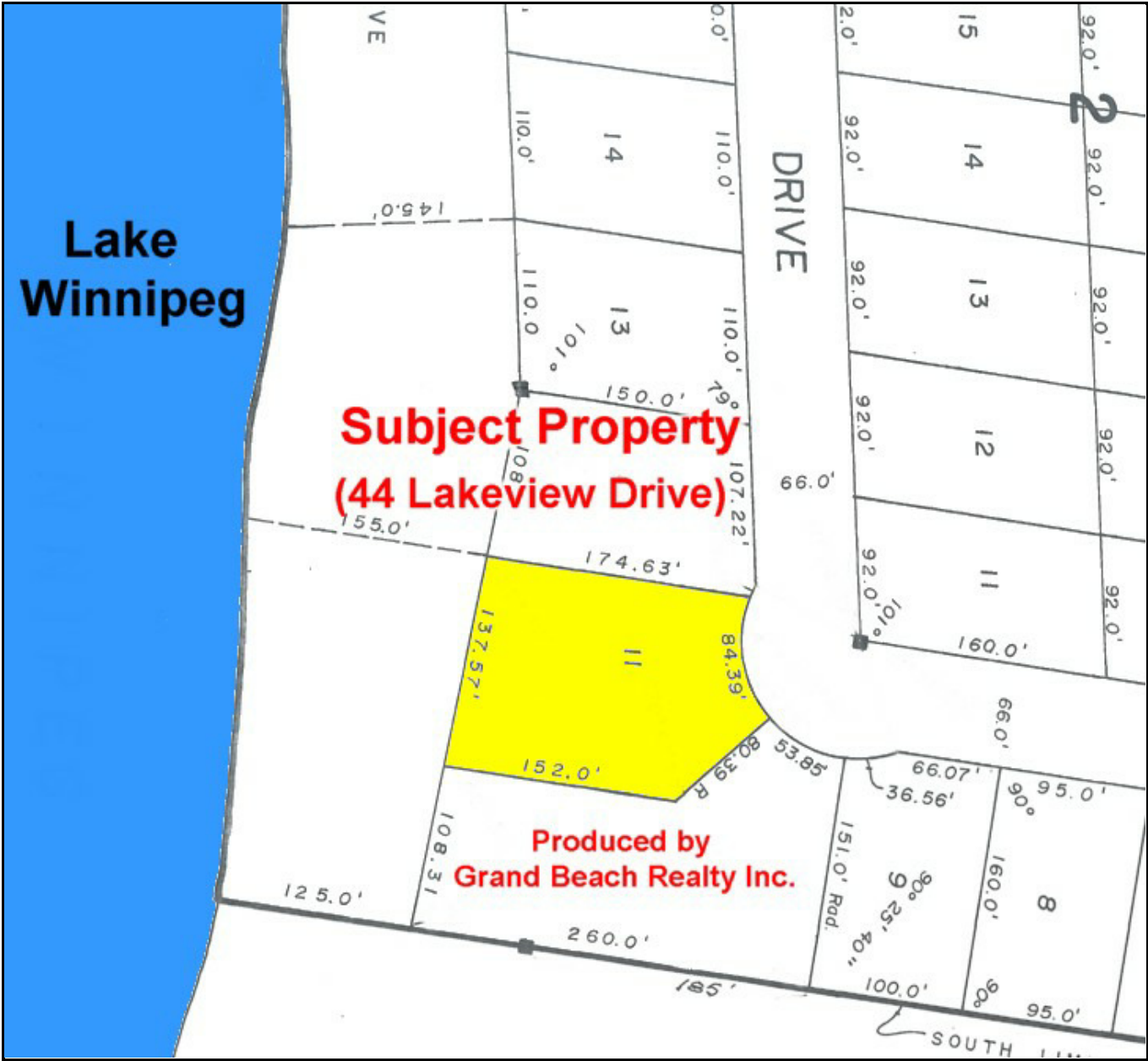
Great Room	18' 6" x 14' 0"
Kitchen	13' 0" x 10' 0"
Dining Room	13' 0" x 11' 9"
Bedroom #2	12' 6" x 11' 4"
Bedroom #3	12' 6" x 12' 0"
Main floor Bath	4 Pieces
Upper Master Bedroom	19' 2" x 13' 6"
Upper Ensuite	3 Pieces

## **GENERAL INFORMATION**

- **New Built Lakefront Home 10 min south of Grand Beach.**
- **Located at 44 Lakeview Drive in Halcyon Cove**
- **Balsam Bay Harbour is just down the beach**
- **Sandy Beach out front**
- **Home was built in 2010**
- **Size: 1,586 sq ft.**
- **3 Bedrooms with 2 bathrooms**
- **The interior has Pine Cathedral Ceilings with an open plan**
- **Kitchen has marble Island counter & stainless steel appliances**
- **Floors are maple hardwood**
- **Huge Master Bedroom with ensuite & walk-in closet**
- **Roof has cedar shingles**
- **Exterior siding is finished in Red Cedar**
- **Lot: approx. (137' x 174')**
- **Lot is well Treed**
- **Heating is by baseboard heaters**
- **Hot water tank - 25 gallons**
- **200 ampere electrical panel**
- **Security system installed**
- **Water Cystern installed inground (1,700 Gallons)**
- **Holding tank is 1,200 gallons (concrete)**
- **Foundation is a concrete slab**
- **Includes: Fridge, Stove and built-in dishwasher**
- **Gross Taxes 2011: to be assessed**
- **Possession could be quick**

*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 OF 44 LAKEVIEW DRIVE  
HALCYON COVE, MB.**



**CHUCK and LARRY GUARINO**  
*Your "father & son" team*



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