



# *Grand Beach Realty Inc.*

**W**elcomes you to **115 Frontier Road**  
**Island Beach, Manitoba**



**NEW!**

**NEW!**

**\$94,500**

## **FEATURE SHEET**

### **ROOM SIZES**

Living Room	18' 6" x 11' 6"
Kitchen	12' 6" x 9' 8"
Bedroom #1	11' 6" x 9' 6"
Bedroom #2	9' 6" x 9' 0"
Bedroom #3	8' 0" x 6' 6"
Bedroom #4	8' 0" x 6' 6"
Screened Sunroom	13' 4" x 10' 4"
Bathroom	4 piece

## **GENERAL INFORMATION**

- Well Maintained cottage 50 Min north of Winnipeg in Island Beach area.
- Located at 115 Frontier Road
- Size: approx. 850 sq ft. plus large front Verandah
- 4 Bedrooms with 4 piece bathroom
- Wood stove is CSA approved
- Lot: Well treed with many evergreens approx. (80' x 152')
- Cottage is totally insulated
- Mix of single & double pane windows
- Heating is by baseboard heaters & wood stove
- 100 ampere electrical panel
- Water Cistern
- Holding tank is 1,000 gallons (fiberglass)
- Grey water
- Window air-conditioner
- Large Shed in back yard
- Foundation is post on pad
- Lot is high & dry with many evergreen trees
- Includes: most all furniture
- Taxes 2010: approx. \$418.21

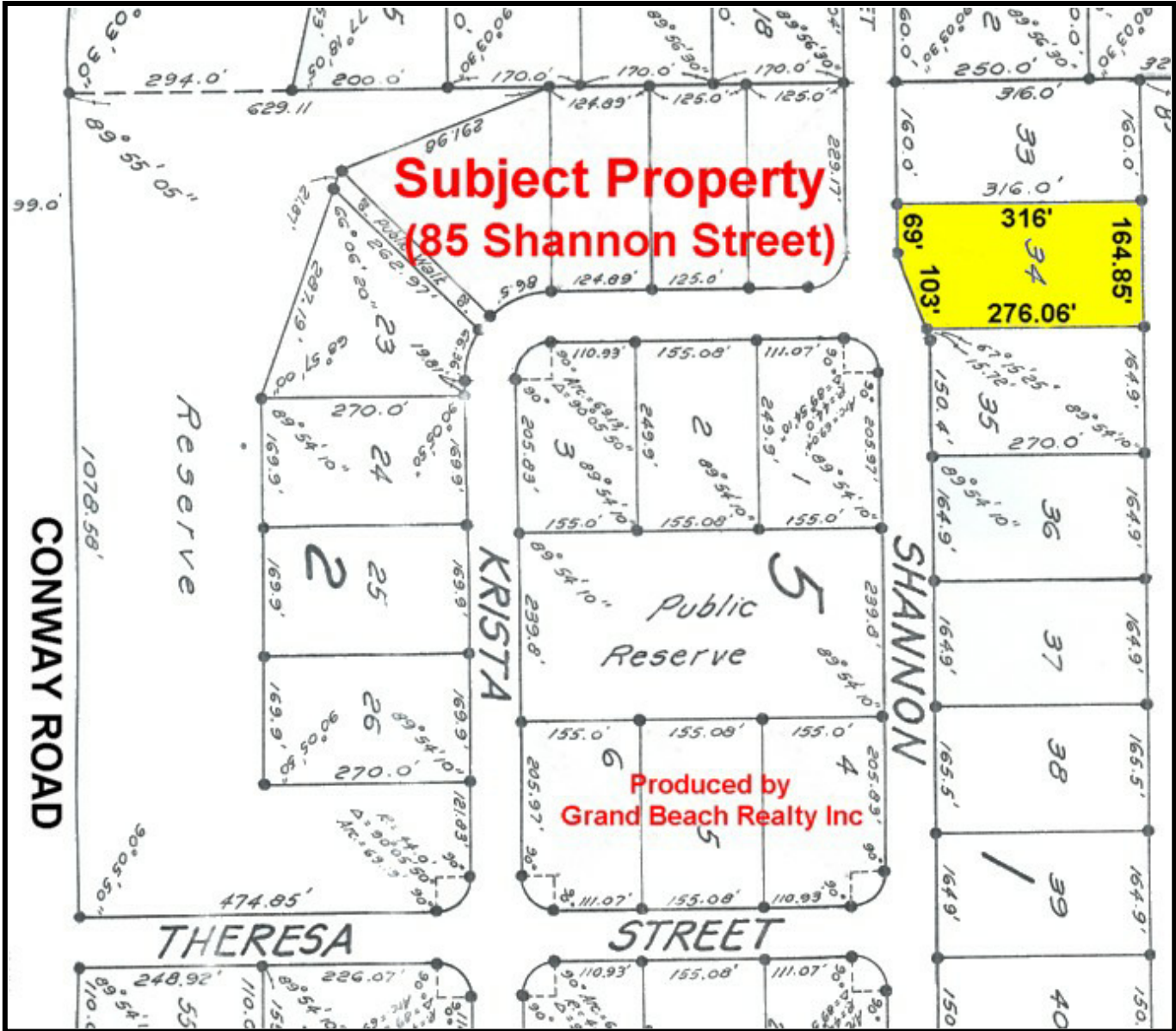
• **IMMEDIATE POSSESSION**

*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 115 FRONTIER ROAD  
ISLAND BEACH, MB.**



**SITE PLAN MAP OF 85 SHANNON STREET  
BEAR PAW ESTATES, GRAND MARAIS, MB.**



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



**Larry (204) 771-5531 (Cell)**  
**Chuck (204) 754-3096 (Office)**  
**(204-831-8603 (WPG PH.))**



-2011

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