

Grand Beach Realty Inc.

Welcomes you to this Lakefront Cottage
at 65 Hampton Road, Victoria Beach, Mb.



Asking \$149,900

Room Sizes

Living room	17' 0" x	13' 8"
Kitchen	16' 4" x	8' 0"
Bedroom #1	12' 0" x	10' 8"
Bedroom #2	12' 0" x	9' 9"
Bedroom #3	12' 0" x	9' 9"
Veranda	25' 6" x	7' 8"
Laundry area	9' 8" x	8' 0"
Main Bathroom	4 piece	



Sandy Beach out front



GENERAL INFORMATION

- Located at 65 Hampton Road, outside the restricted driving area of Victoria Beach.
- There is a sandy beach out front
- Cottage is approx. 1,040 sq ft, plus a 208 sq ft front veranda
- The inside is not completely finished
- 3 large bedrooms, 4 piece bath, laundry area and vaulted ceiling
- Double pain windows throughout
- Seasonal community water
- Contrete holding tank
- 100 ampere electrical panel
- Hot water tank: approx. 15 gallons
- Wall Air-conditioning unit
- Plumbing installed for washer & Dryer
- Closets in all bedrooms
- Lot Size: approx. .28 acres (80 feet x 150 ft)
- Taxes 2016 - \$ 2,618.39
- Quick possession is available

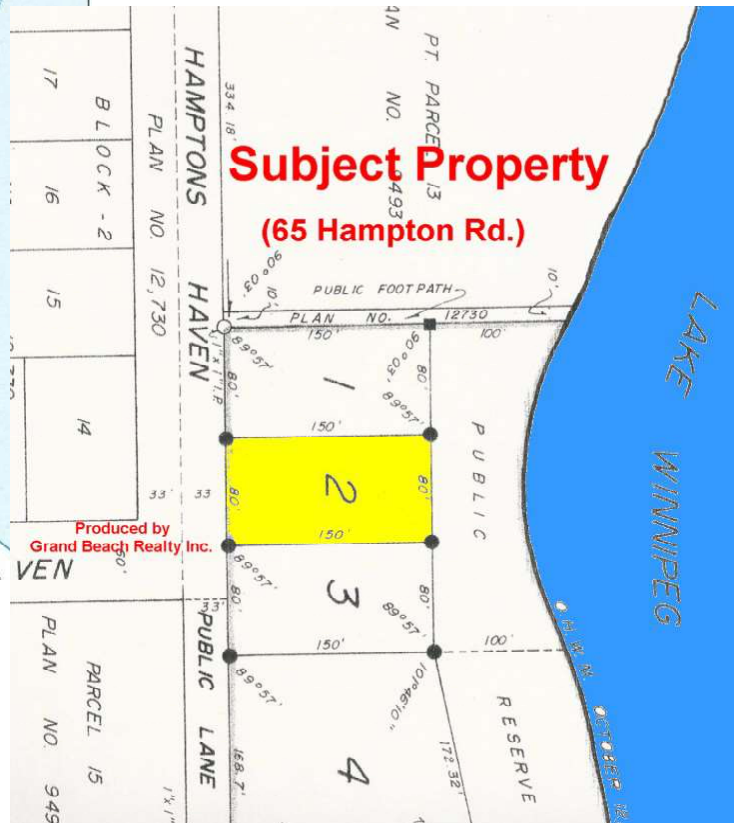


Sandy Beach out front

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 & Site Plan Map of 65 Hampton Road, Victoria Beach, Mb.



Presented By:

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YOUR LOCAL EXPERIENCED PROFESSIONALS

"Over 69 years of combined experience"

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