



Grand Beach Realty Inc.

***Welcomes you to #26 Sayer Avenue,
Grand Marais, Manitoba***

*Click on Photo for "C-Thru Homes"
Virtual Tours of this listing*



\$75,000

FEATURE SHEET

ROOM SIZES

Living Room	16' 0" x 15' 6"
Kitchen	16' 6" x 13' 9"
Bedroom #1	13' 4" x 11' 0"
Bedroom #2	13' 4" x 11' 0"
Bedroom #3	13' 0" x 10' 9"
Bathroom	3 piece
Laundry area	washer & dryer

GENERAL INFORMATION

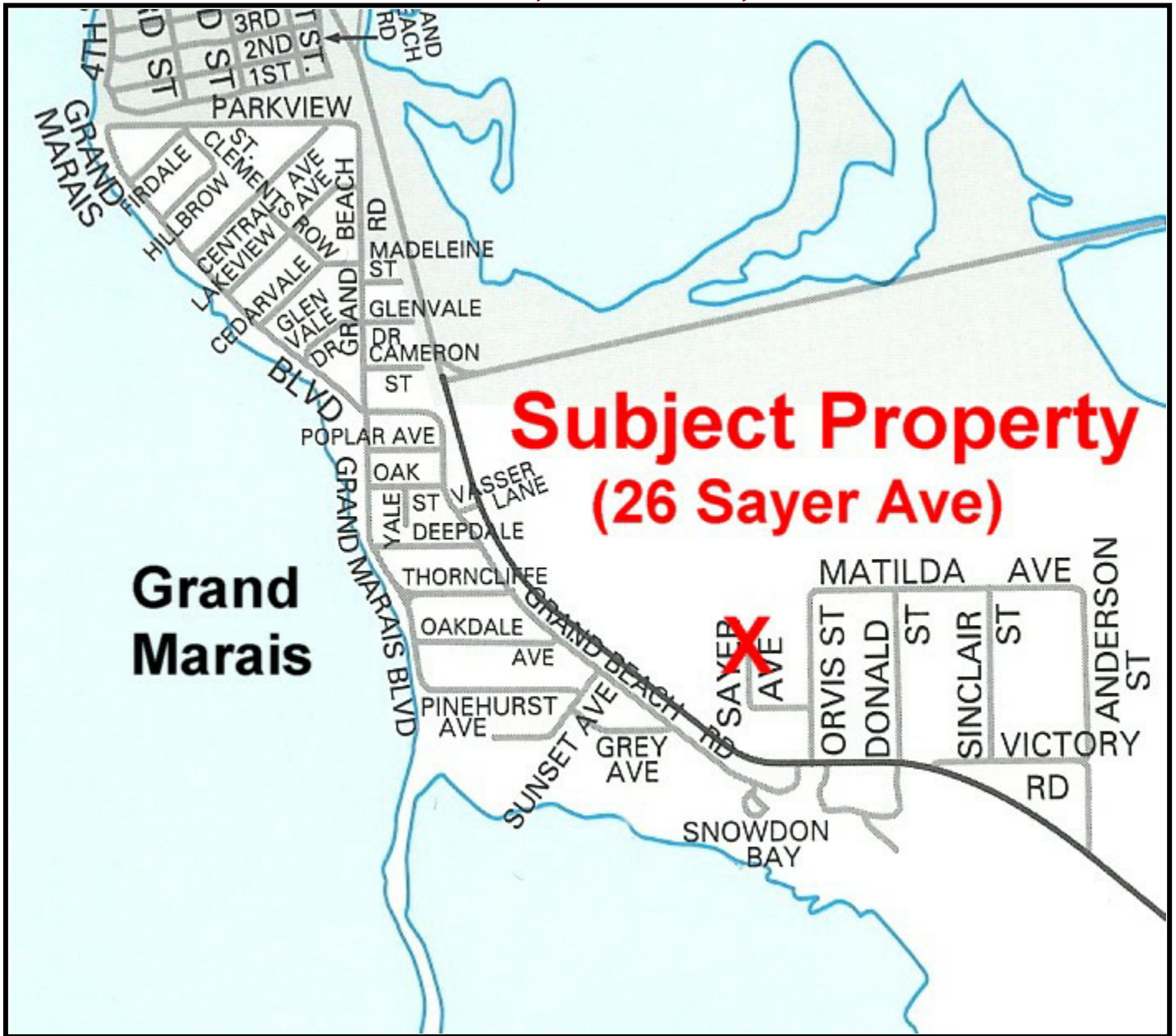
- **GREAT HANDYMAN SPECIAL**
- 1,100 sq. ft cottage in Grand Marais
- Lot: 104' frontage x 200' depth (approx. 0.5 acres)
- Drilled well: (100 ft deep) (shared well)
- 3 large bedrooms
- Kitchen has plenty of counter space & cupboards
- Built-in dishwasher
- Cathedral ceilings finished is cedar
- Beautiful stone fireplace in living room
- Baseboard electric heating
- Single pane windows throughout
- Foundation is made of a continuous concrete footings with concrete block pony walls
- 3 piece bathroom with washer & dryer
- Wall A/C unit in kitchen
- 100 ampere electrical panel
- Ceiling fan in living room
- 40 gallon hot water tank
- Home made concrete grey water tank
- Large shed in back yard
- Includes fridge, stove, washer, dryer, bar fridge , all beds and most all furniture in cottage.
- Taxes for 2009: approx. \$890.55

• **IMMEDIATE POSSESSION**

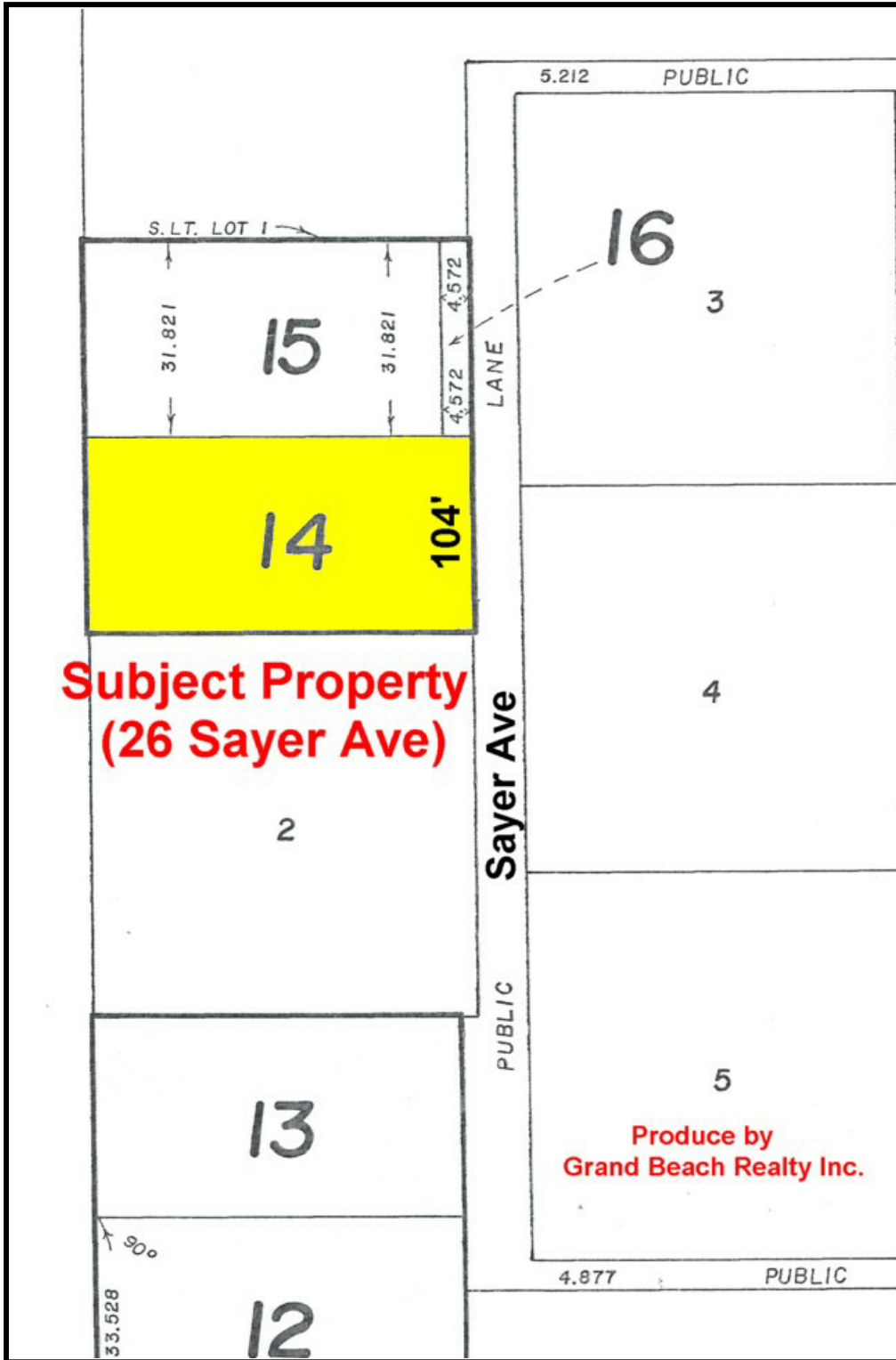
NOTE

*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.*

***STREET MAP TO 26 SAYER AVE
GRAND MARAIS, MANITOBA, CANADA***



**SITE PLAN OF 26 SAYER AVE
GRAND MARAIS, MANITOBA, CANADA**



LARRY and CHUCK GUARINO
Your father & son team



"The Local Experienced Professionals"

Larry (204) 771-5531
Chuck (204) 754-3096