



Grand Beach Realty Inc.

Welcomes you to this well constructed and
well maintained cottage at 66 Mardrey Bay
Hillside Beach, Manitoba, CA



NEW!

NEW!

\$149,900

FEATURE SHEET

ROOM SIZES

Living room	19' 6" x 19' 6"
Kitchen	19' 6" x 12' 0"
Bedroom #1	13' 9" x 9' 6"
Bedroom #2	13' 9" x 9' 6"
Bedroom #3	12' 4" x 7' 2"
Bedroom #4	12' 4" x 7' 2"
Bath	3 piece
Back Sunroom	16' 0" x 14' 2"
Front Sunroom	12' 0" x 9' 6"
Utility room	6' 7" x 6' 0"

GENERAL INFORMATION

- Outstanding well maintained cottage in desirable area of Hillside Beach
- Located close to Lake & boat launch
- Located at 66 Mardey Bay
- 4 bedrooms
- Size: approx. 1,150 sq ft. (without sunrooms)
- Two attached screened sunrooms
- Master bedroom has door access to one sunroom
- Newer double detached Garage
- Cathedral ceilings
- Built in fireplace in livingroom
- Age: built in 1980
- Roof re-shingled about 8 years ago
- Lot is well treed and very private
- Lot size: 100' x 200'
- Community seasonal water (\$125.00 per year)
- Concrete holding tank is approx. 1,200 gallons
- Grey water - with small field
- Post on pad foundation
- Single pane windows throughout
- Baseboard heating in each room with individual thermostats
- Cottage has insulated walls, floor joists & ceiling
- 200 ampere electrical panel
- 40 Gallon Hot water tank
- Includes most all furnishings
- Chattles included: (kitchen): Fridge, Stove, kitchen Table & 6 chairs, wall a/c unit, microwave oven. (living room): couch & matching chair, red couch, arm chair, 2 lamps, 2 floor lamps, 2 end tables, coffee table, area rug. (bedrooms): 2 single beds, 3 queen beds & frames, 3 dressers. (back sunroom): couch & matching chair, coffee table, plastic table & 4 chairs. (front sunroom): table & 4 chairs and arm chair.
- 2007 Taxes: \$1,225.96
- 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*

Lake Winnipeg

Public Reserve

Block 6

Subject Property (66 Mardrey Bay)

Produced By Grand Beach Realty Inc.

Mardrey Bay East

Hillside Point Road

West Point Road

Boat Launch

The map shows a grid of lots numbered 1 through 18. Lot 10 is highlighted in yellow and labeled "Subject Property (66 Mardrey Bay)". The lot dimensions are 200' by 100'. The map includes various boundaries, walks, and public reserves. Key features include Lake Winnipeg at the top, Hillside Point Road on the right, West Point Road at the bottom, and Mardrey Bay East on the left. A boat launch is located near the top right corner. The map also shows several other lots and their dimensions, as well as various angles and distances between points.



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