



# ***Grand Beach Realty Inc.***

**W**elcomes you to this Winterised Cottage at  
**104 Shannon Blvd, Bear Paw Estates**  
**next to Grand Beach, Mb.**



**\$159,900**

## **FEATURE SHEET**

### **ROOM SIZES**

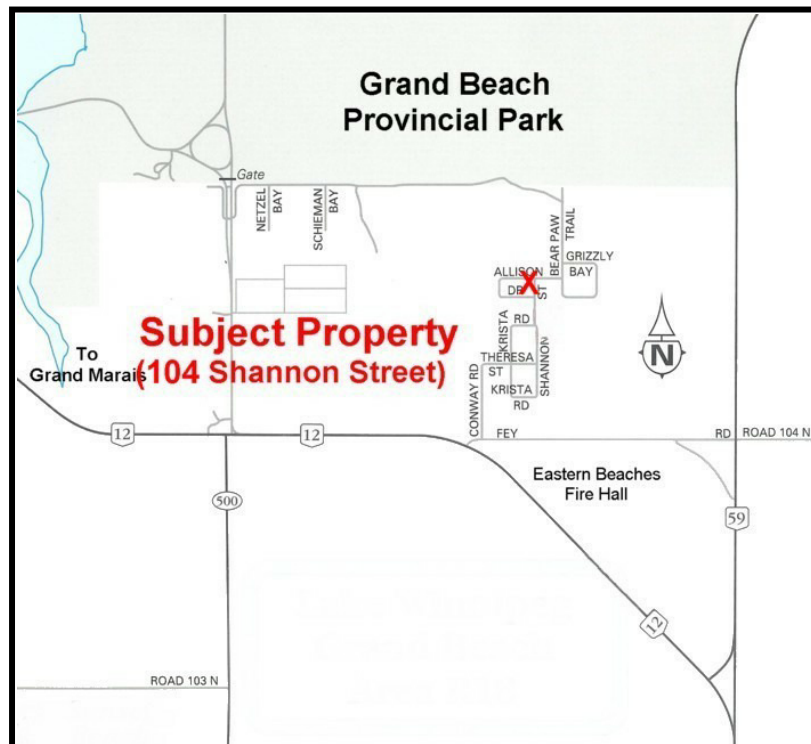
Living Room	17' 4" x 13' 6"
Kitchen	10' 0" x 8' 9"
Dining Room	10' 0" x 10' 8"
Master Bedroom	11' 6" x 10' 8"
Bedroom #2	11' 6" x 8' 6"
Bathroom	4 Pieces
Screened Veranda	24' x 8'

*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*

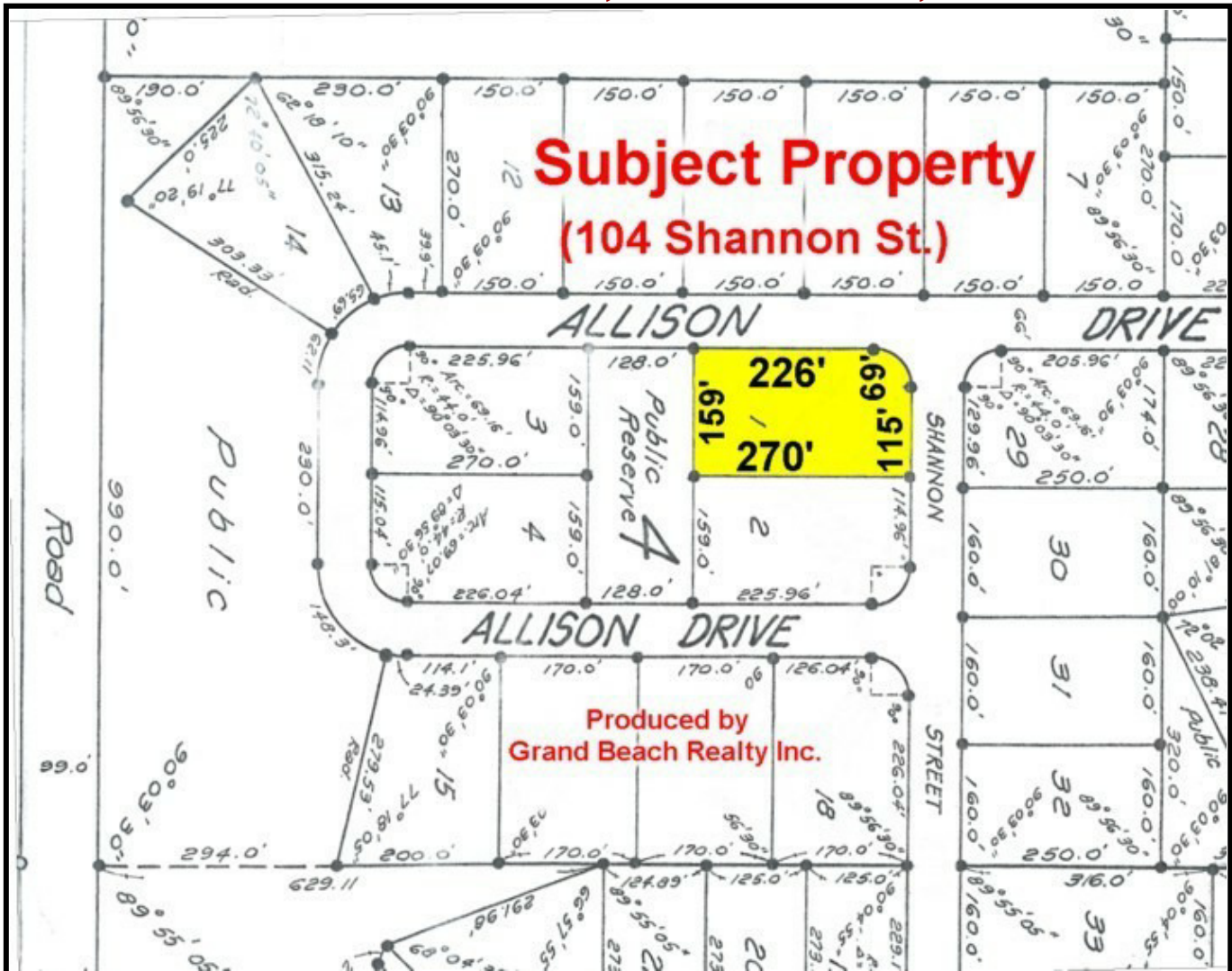
## **GENERAL INFORMATION**

- Winterized Cottage next to Grand Beach.
- Located at 104 Shannon Blvd, Bear Paw Estates, Mb.
- This Cottage has been very well cared for and in great condition.
- Size: approx. 936 sq ft. plus front screened veranda
- Dining Room was made from 3rd bedroom
- 2 Bedrooms with 4 piece bathroom
- The interior has Cedar Cathedral Ceilings with an open plan
- Large patio doors to veranda area
- New woodstove installed (CSA approved)
- Kitchen has an Island counter
- Roof resingled in 2005
- Lot: 0.98 acres (approx. 270' x 160')
- Lot is well Treed
- Home is totally insulated with double pane windows
- Heating is by baseboard heaters
- Newer Hot water tank - 25 gallons
- 100 ampere electrical panel
- Drilled Well (approx. 65 ft deep)
- Holding tank is 1,000 gallons (fiberglass)
- Shed in back yard
- Foundation is post on pad
- Includes: Fridge, Stove and most all furniture
- Gross Taxes 2011: approx. \$1,164.74
- Possession could be quick

## ***STREET MAP***



**SITE PLAN MAP OF 104 SHANNON STREET  
BEAR PAW ESTATES, GRAND MARAIS, MB.**



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

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