



Grand Beach Realty Inc.

Welcomes 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' |

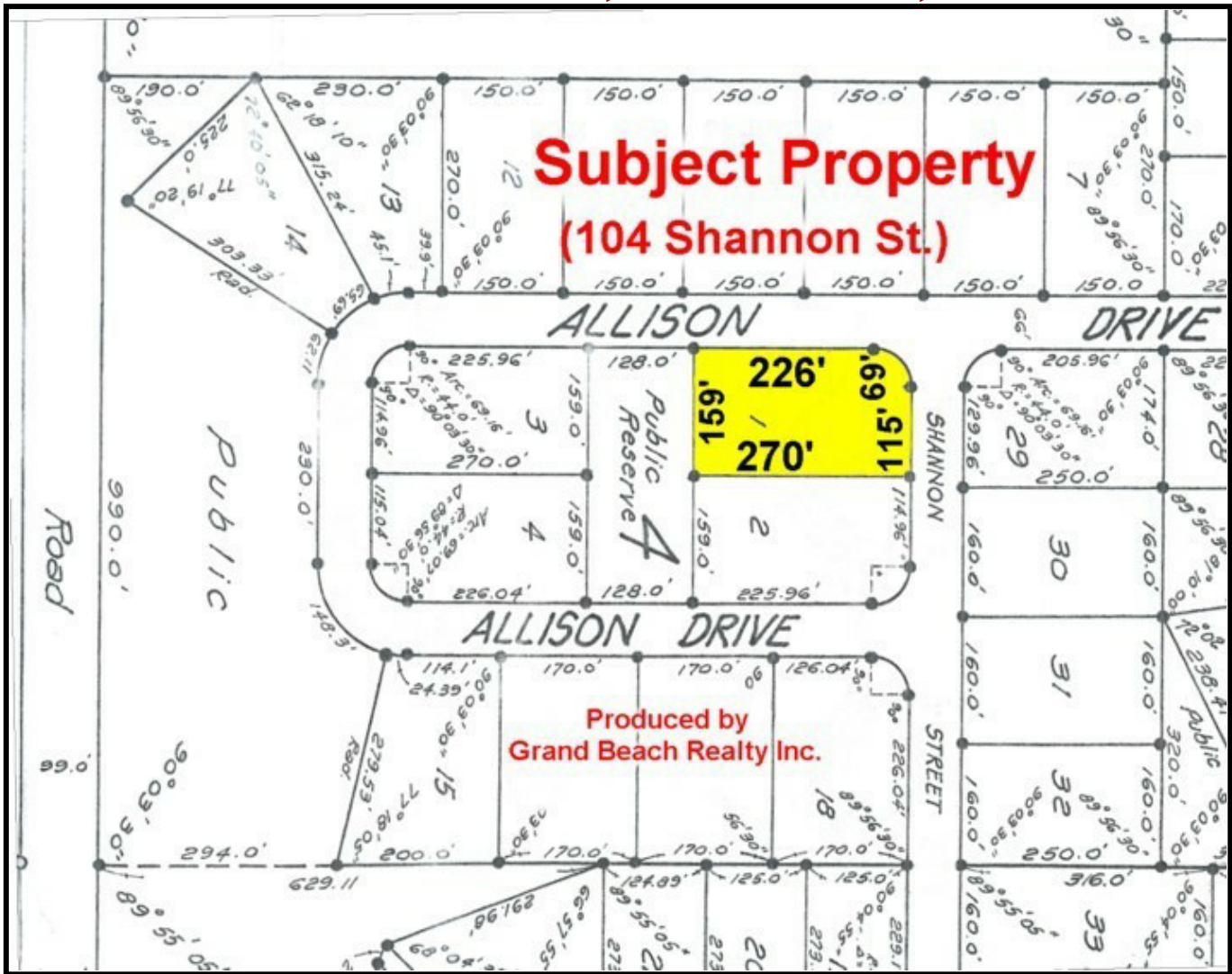
GENERAL INFORMATION

- 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 TO 104 SHANNON STREET
BEAR PAW ESTATES, GRAND MARAIS, MB.***



**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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*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*