



Grand Beach Realty Inc.

Welcomes you to this Year Round Home
at 99 Frontier Road, Island Beach, Mb.



\$137,900

FEATURES

ROOM SIZES

Kitchen	17' 0" x 10' 0"
Living room	19' 0" x 17' 0"
Bedroom #1	10' 0" x 10' 0"
Bedroom #2	10' 0" x 8' 8"
Bedroom #3	9' 6" x 9' 4"
Sunroom	18' 0" x 8' 0"
Bath & Laundry	4 piece

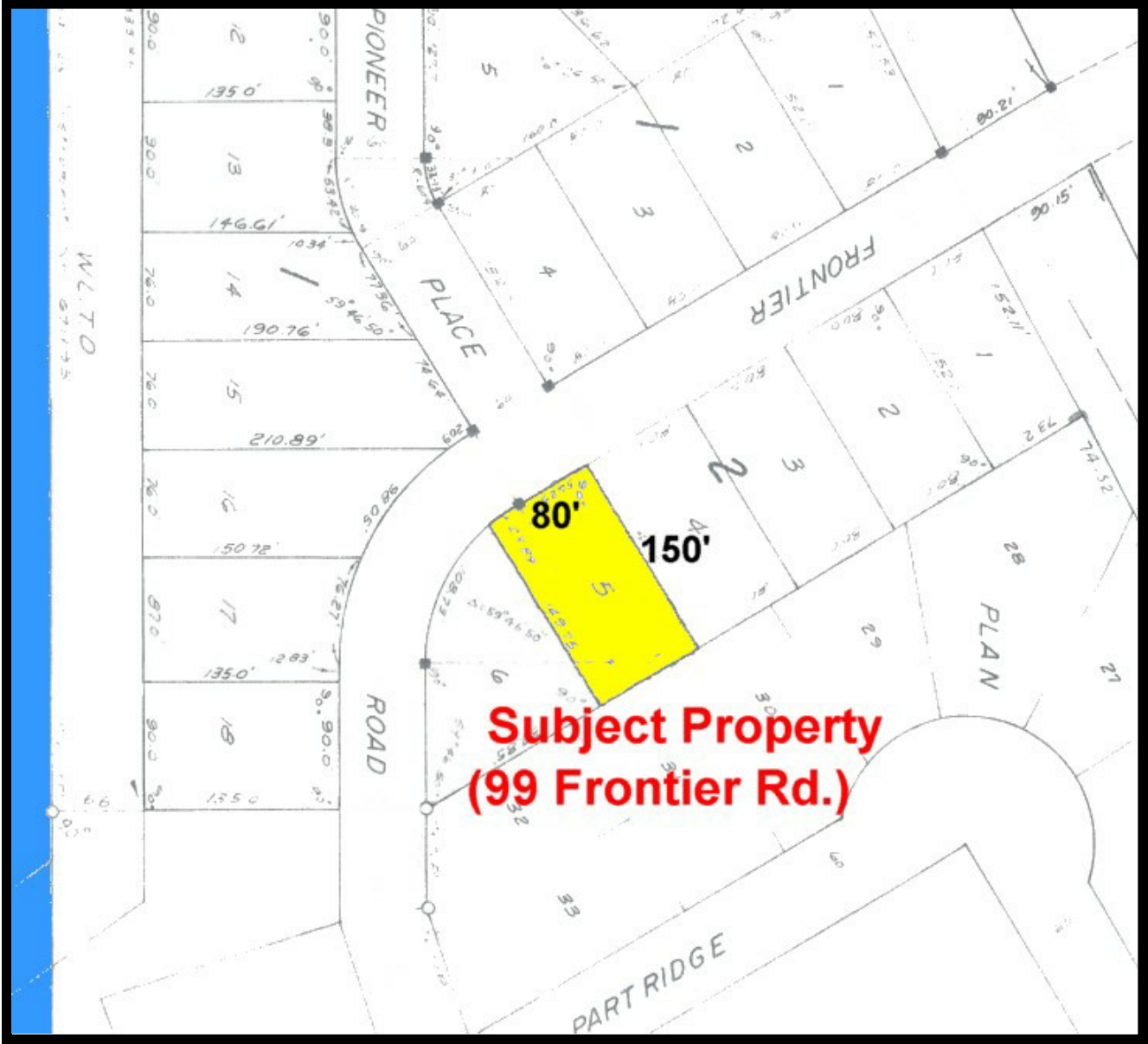
GENERAL INFORMATION

- Year Round Home at 99 Frontier Road, Island Beach, Mb.
- 50 min north of Winnipeg
- Close to nice sandy beach
- Size: 1,060 sq. ft
- 3 bedrooms
- 4 piece bath with laundry
- Vaulted ceiling
- Interior finished in pine
- Age: built approx. 1980
- Lot: 80' frontage x 150 ' depth
- Post on pad foundation
- Drilled Well - 160 feet deep
- 2 x 6 walls
- Wood Stove - CSA approved
- Insulated floor joists, walls, ceiling & pony walls
- 12 inches of insulation in ceiling
- Steel insulated doors
- Wall A/C unit
- 200 amperes electrical panel
- Baseboard heaters throughout
- Double pane windows
- Sunroom is insulated with double pane windows & heated floor
- Holding Tank: 1200 gallons
- 2 sheds in back yard
- Includes: most everything in cottage
- Gross Taxes 2011 - \$1,212.12
- **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*

**SITE PLAN MAP of
99 Frontier Road
Island Beach, Manitoba**



Chuck & LARRY GUARINO
Your "father & son" team



YOUR LOCAL EXPERIENCED PROFESSIONALS

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