



Grand Beach Realty Inc.

Welcomes you to this Wonderful Country Style Home
on 32 acres at #99154 Hwy 11, Great Falls, Mb.

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



\$269,000

FEATURE SHEET

ROOM SIZES

Living Room	15' 8" x 12' 6"
Kitchen	15' 6" x 10' 0"
Dining Room	18' 9" x 11' 6"
Family Room	19' 0" x 13' 0"
Bedroom #1	11' 9" x 9' 0"
Bedroom #2	15' 0" x 11' 3"
Master Bedroom	17' 5" x 11' 6"
Master Ensuite	2 pieces
Main Bathroom & Laundry	13' x 10' (4 piece)
2nd Bath (main floor)	3 piece
Back Veranda	12' 0" x 10' 4"
Upper Bedroom	13' 9" x 10' 2"
Upper bed/storage	10' 2" x 7' 6"
Basement Recroom	24' 5" x 8' 9"
Basement Utility Rm	19' 6" x 13' 5"

GENERAL INFORMATION

- An exceptional Country Home on 32 acres at Great Falls, Mb.
- Located only 10 min north of Lac Du Bonnet on at # 99154 Hwy 11. and 1 mile north of the Great Fall General Store.
- Home Size: approx. 2,000 sq ft.
- Lot: 32 acres
- 4+ bedrooms, Family Room & Country kitchen
- Master Bedroom has walk-in closet & 2 piece bath
- Triple pane windows throughout
- Back Veranda has double pane windows
- Steel insulated doors
- 2 x 6 walls on newer addition
- 2 x 4 walls on older portion of building
- Central air conditioning
- Central Vac is plumbed in
- Wood & Electric forced air furnace (12 years old)
- 200 ampere electrical panel
- Sump Pump in basement
- Septic tank (concrete)
- Septic field installed in back yard area
- Water is from river - there is a co-op agreement with other neighbours
- Double insulated Garage (30' x 24' 6")
- Gazebo in back yard (14' 6" x 10' 0")
- Back deck made with pressure treated lumber (28' 8" x 10' 0")
- Other large sheds/garages in back yard area
- Includes: Fridge, Stove, Washer, Dryer & Dining Room corner unit
- Taxes 2009: approx. \$1,765.00
- Possession to be arranged

*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*

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CHUCK and LARRY GUARINO
Your "father & son" team



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

