



Grand Beach Realty Inc.

WELCOMES YOU TO 47 LAWRENCE BLVD.
BOULDER BAY, MANITOBA, CA



\$112,000

SOLD

Jan, 2012

SOLD

FEATURE SHEET

ROOM SIZES

Living room	17' 4" x 11' 8"
Kitchen	12' 9" x 7' 6"
Veranda	15' 5" x 7' 9"
Bedroom #1	11' 8" x 7' 8"
Bedroom #2	11' 8" x 7' 8"
Bedroom #3	11' 8" x 7' 8"
Bathroom	3 Piece
Sunroom	31' 8" x 11' 8"

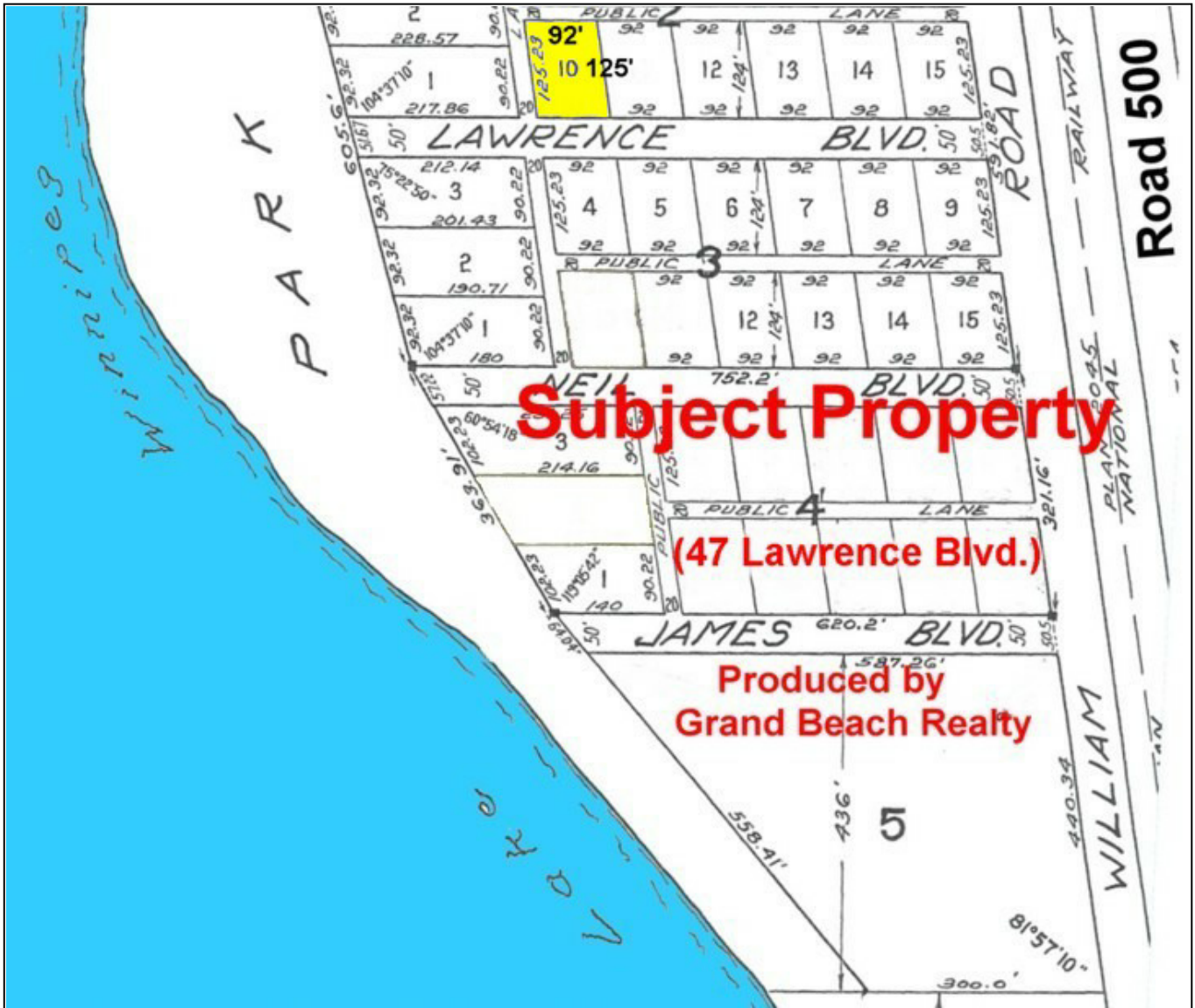
GENERAL INFORMATION

- 47 Lawrence Blvd., Boulder Bay, MB., CA
- 3 bedrooms
- Insulated and Winterized
- Area of cottage: approx. 1,168 sq ft.
- Lot: 92 ft (frontage) X 125 ft (depth)
- Age: (main cottage) approx. 50 years
- Beautifully finished Cedar interior
- Large, insulated sunroom addition built in 1997
- Large Screened Veranda on front of cottage
- Cathedral ceiling in living room
- Wood stove (CSA Approved)
- Double pane windows throughout
- Post on Pad foundation
- Only 50 min north of Winnipeg
- 2 x 4 studs n walls on main cottage
- 2 x 6 studs in walls on Sunroom
- Pressure treated deck off side of cottage
- Electric baseboard heating throughout
- 200 ampere electrical panel
- Hot water tank: 25 gallons
- Concrete Holding tank: 1,200 gallons
- Community Lake Water - \$75.00 per year
- Drilled Well: approx. 30 feet deep
- Shed in back yard
- Includes: Fridge, stove, wood stove and most all furniture
- Excludes: patio furniture in veranda & new dark brown couches in Sunroom
- Taxes for 2009: \$775.66
- Early 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 47 LAWRENCE BLVD.,
BOULDER BAY, R.M. OF ST. CLEMENTS, MB.**



LARRY and CHUCK GUARINO
Your father & son team



"The Local Experienced Professionals"

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