

# *Grand Beach Realty Inc.*

**W**elcomes you to this Year Round Home  
at 43 Ridge Road, Lester Beach



**Asking \$135,000**

## Room Sizes

Living room	27' 6" x 14' 0"
Kitchen	14' 0" x 12' 0"
Laundry Room	11' 8" x 5' 6"
Bedroom #1	11' 8" x 10' 4"
Bedroom #2	11' 8" x 7' 6"
Bedroom #3	7' 6" x 7' 6"
Bathroom	4 piece



**Double Garage w/ attached sheds**



## **GENERAL INFORMATION**

- Year round Home in Lester Beach, Mb.
- Ideal location close to Beach, at 43 Ridge Road.
- 3 Bedrooms and Laundry Room
- Large Country Kitchen and Livingroom areas
- Vaulted cedar ceilings
- Lot: approx. 88' x 150'
- Cottage size: approx. 1,108 sq. ft.
- Large decking on front of Home
- Double pane windows throughout
- Insulated floor, walls and ceiling
- Baseboard heaters throughout
- Air-conditioner (in wall)
- Wood stove (CSA approved)
- Built-in Fireplace, too
- 100 ampere electrical panel
- Hot water tank: approx. 25 gallons
- 2 x 4 wall construction
- Post on pad foundation
- Drilled well
- Grey Water installed
- Seasonal water, too
- Double Garage
- Includes: most all furniture: a list of chattels will be provided
- Taxes 2016 - \$1,507.09
- Quick Possession is available

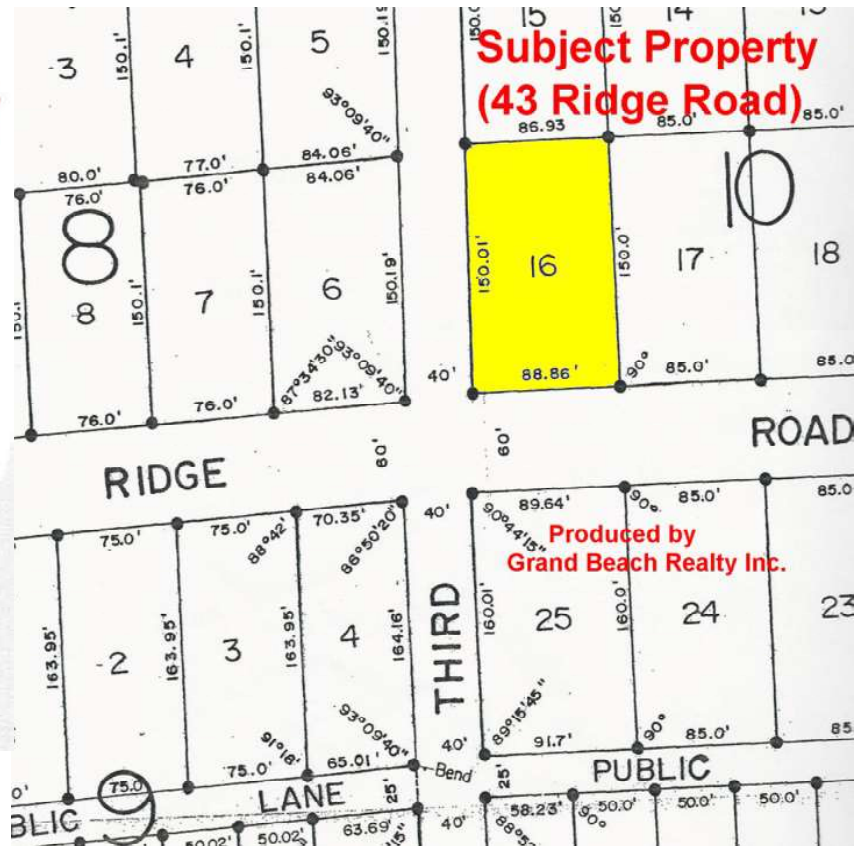


**Large Open Plan Kitchen**

### 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

# Street & Site Plan Map of 43 Ridge Road, Lester Beach, Mb.



Presented By:

**Chuck & Larry Guarino**

YOUR LOCAL EXPERIENCED PROFESSIONALS

“Over 67 years of combined experience”

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