

Grand Beach Realty Inc.

Welcomes you to this 2.4 Acres Property at
Lot 13 on Shirley Drive, Almdale Cove
Asking \$39,900



Shed (12' x 16')



GENERAL INFORMATION

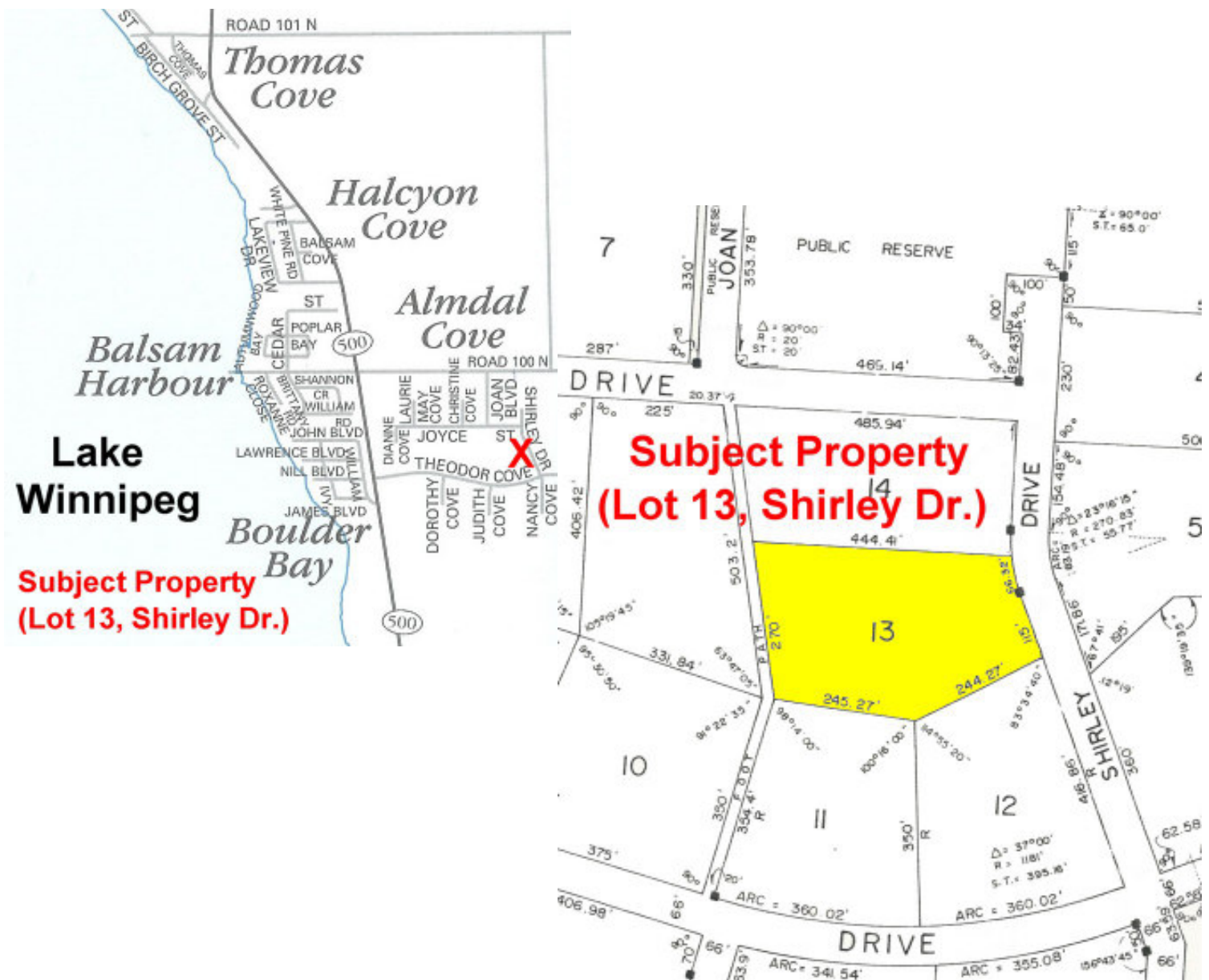
- Located approx 5 min south of Grand Beach.
- Address: Lot 13 on Shirley Drive, Almdale Cove, Mb.
- Lot: approx. 441' x 270 ' (approx: 2.4 acres)
- Shed on property (12' x 16')
- Yard site is cleared with a circular driveway installed
- Balsam Harbour is down the street
- Balsam Harbour has a boat launch, boat slips for rent, and a large pier
- Sandy Beach is also at Balsam Harbour
- Hydro & telephone located at property line
- No time restrictions to build
- Taxes for 2014: \$419.36 per year
- Quick Possession is available
- \$39,900



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
Lot 13 on Shirley Drive, Almdale Cove, Mb.**



Presented By:

Chuck & Larry Guarino

YOUR LOCAL COTTAGE COUNTRY SPECIALISTS

“Over 67 years of combined experience”

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