

Grand Beach Realty Inc.

**Welcomes you to this Seasonal Cottage
at 272 West Street, Lakeshore Heights**



Asking \$160,000

Room Sizes

Living room	14' 0" x 12' 0"
Kitchen	14' 0" x 10' 6"
Bedroom	11' 6" x 7' 8"
Bedroom	11' 6" x 7' 6"
Bedroom	8' 0" x 7' 6"
Bathroom	3 piece
Sunroom	24' 0" x 8' 0"





GENERAL INFORMATION

- Great Location just south Grand Beach
- Located across the street from lakefront cottages
- Address: 272 West Street, Lakeshore Heights
- Cottage size: approx. 912 sq. ft. with sunroom area
- 3 bedrooms
- 3 Piece Bathroom
- Holding tank (approx. 1,500 gallons)
- Water cystem (500 gallons)
- Deck on front and back of cottage
- Double pane windows throughout
- Cottage is fully insulated
- Lot: approx. 63' x 100'
- 200 ampere electrical panel
- 2 x 4 wall construction
- Post on pad foundation
- Baseboard heating throughout
- Wood Stove in Livingroom
- Large enclosed sunroom on front of Cottage (24' x 8')
- 2 Sheds - (10' x 8') and (8' x 6')
- Includes: most all furniture
- Property Taxes 2025 - approx. \$1,324.55



Directional Maps to 272 West Street, Lakeshore Heights.



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL

"Over 38 years of Real Estate experience"

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NOTE

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