

Grand Beach Realty Inc.

Welcomes you to this Seasonal Cottage at
11 Sayer Ave., Grand Marais



Asking \$119,900

Room Sizes

Living Room	19' 4" x	14' 0"
Kitchen	17' 0" x	9' 6"
Dining area	12' 0" x	9' 6"
Bedroom	11' 2" x	7' 9"
Bedroom	10' 5" x	9' 0"
Bedroom	8' 6" x	8' 0"
Utility Rm	8' 0" x	6' 0"
Bathroom	10' 0" x	7' 9" - 2 piece
Veranda area	18' 6" x	8' 0"





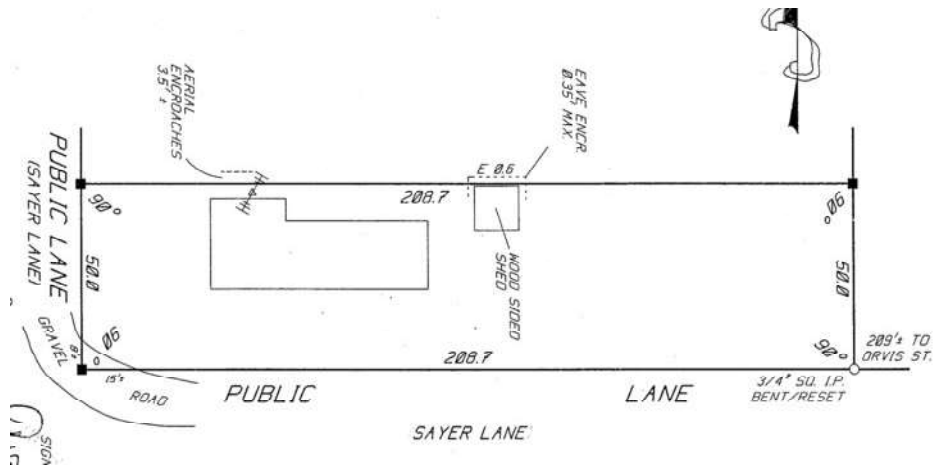
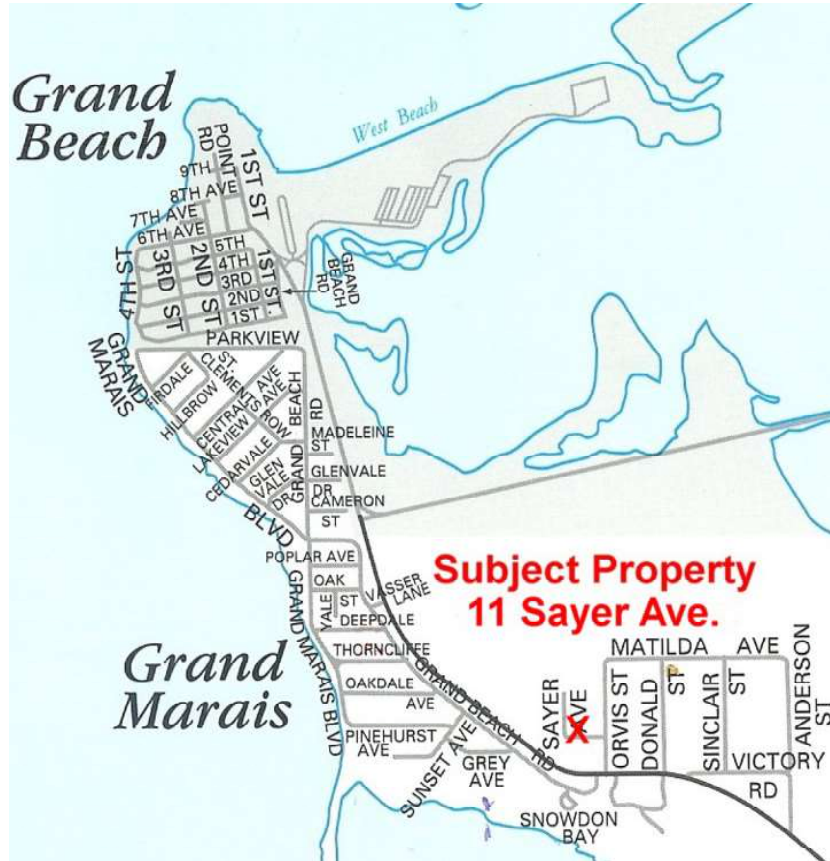
GENERAL INFORMATION

- Address is at 11 Sayer Ave., Grand Marais, Mb.
- Excellent location close to Grand Beach
- Cottage size is approx. 930 sq ft.
- 3 bedrooms and 2 piece bath
- Double pain windows throughout
- Foundation is post on pads
- Cottage has insulated walls and ceiling
- 2 x 4 wall construction
- Roof Shingles - reshingles around 2013
- Drilled Well - shallow well
- Holding tank installed - approx. 1,100 gallons
- 100 ampere electrical panel
- Hot water tank - approx. 40 gallons
- Lot Size: approx. 50 ft. x 208 ft.
- Shed in back yard
- Gross Taxes 2025 - \$ 1,130.00

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 11 Sayer Ave., Grand Marais, Mb.



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL

“Over 38 years of Real Estate Experience”

Larry: (204) 771-5531 (Cell)

Office: (204) 754-3096 (Office)

E-mail: office@grandbeachrealty.ca