

Grand Beach Realty Inc.

**Welcomes you to this Seasonal Cottage
at 190 West Street, Lakeshore Heights**



Asking \$160,000

Room Sizes

Kitchen	12' 4" x 11' 8"
Eating area	12' 9" x 7' 0"
Living room	15' 6" x 15' 6"
Bedroom	10' 6" x 7' 8"
Bedroom	11' 6" x 7' 6"
Bedroom / Loft	16' 0" x 16' 0"
Bathroom	3 piece



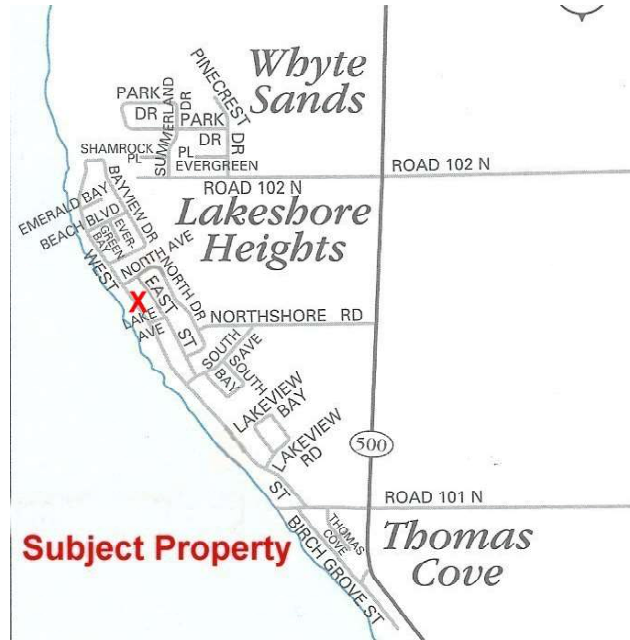


GENERAL INFORMATION

- Great Location just south Grand Beach
- Located across the street from lakefront cottages
- Address: 190 West Street, Lakeshore Heights
- Cottage size: approx. 1,026 sq. ft. with loft area
- 3 bedrooms
- 3 Piece Bathroom
- Holding tank (approx. 1,000 gallons)
- Deck on front of cottage (built about 5 years ago)
- Single pane windows throughout
- Cottage is not Insulated
- Lot: approx. 60' x 100'
- 200 ampere electrical panel
- 2 x 4 wall construction
- Post on pad foundation
- Baseboard heating throughout
- Shingles redone 5 years ago
- Large deck of front of Cottage (24' x 16')
- Shed (12' x 8')
- Seasonal Water provided by Co-op shared well
- Includes: most all furniture
- Property Taxes 2024 - approx. \$855.94
- Quick Possession is available



Directional Maps to 190 West Street, Lakeshore Heights.



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL

"Over 35 years of Real Estate experience"

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NOTE

All information displayed is believed to be accurate
but is not guaranteed and should be independently verified.
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