

111 & 112 Taylor Bay - \$365,000.00

3 Bedroom - Ranch Style

Wekusko Lake - Snow Lake, MB

111 Taylor Bay is a beautiful one-level home with waterfront views and a dream garage!

112 Taylor Bay is a vacant lot ready to be developed!



Cottage:

Open concept kitchen, living and dining area gets lots of natural light. Vinyl plank flooring flows throughout. The kitchen features an abundance of dark "Espresso" cabinets with tile back splash, double Granitek sinks and quality stainless steel appliances. Direct access to the year round sun room from the living room with decks on both sides and waterfront views. 3 spacious bedrooms with vinyl plank flooring and ample closet space. 4 piece main bath with corner jetted tub and stand-up shower. Sliding closet doors open to the main floor laundry.

Garage: Dream garage!! Attached 16' x 30' and 24' x 30' garage is heated and insulated. 12' x 24' rear attached garage is heated, insulated and houses the water cistern and heating system. Floor drains in all garages.

Lot:

2 lots - approx 72,000 sq feet. 111 Taylor Bay is landscaped with plenty of parking. 2 large flower beds. 112 Taylor Bay is ready to be developed. French drain along side of driveway for heavy rainfall.

Extras:

Interior was completely renovated in 2019.

2,000 gallon septic tank.

1,100 gallon fresh water tank. Separate 1,100 gallon holding tank for rainwater.

PVC windows throughout and composite siding.

Metal roof.

2" x 8" wood frame construction.

200 amp panel.

Starlink system, security cameras, doorbell camera, thermostats and power to pump can all be controlled from your phone.



Age: 2008 (Renovated and sunroom added in 2019)

Lot Size: Approx. 240' x 300' (72,000 sq ft - 2 lots)

House Size: 1,632 sq ft

Property Tax: 111 Taylor \$6,652.93 Gross 2024 (Net \$5,630.80)

112 Taylor \$235.19 Gross 2024 (Net \$199.05)

Heat: In-floor

Possession: TBA

RE/MAX THOMPSON

Each office independently owned and operated.

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This information, although believed to be accurate,
is not warranted to be so.

