



# 19 Berry Bay - \$365,000.00

2 Bedroom - One Level with Loft

Wekusko Lake - Snow Lake, MB

*Welcome to beautiful Berry Bay! This well maintained waterfront home is move in ready!*



### Cottage:

Open concept kitchen, living and dining area gets flooded with natural light and has newer laminate flooring. The kitchen features an abundance of wood cabinets with glass tile back splash and an island with bar area. Double Granite sinks. Main floor ceiling has been redone with new pine and added spray foam insulation. Wood stove (as is) has newer Selkirk chimney and ceramic tile hearth and heat shield.

Spacious Primary bedroom with built in cabinetry. 2nd bedroom is in upper loft with double closet and access to balcony.

4 piece main bath. Main floor laundry.

Large deck overlooking the waterfront is great for entertaining and enjoying summer days!



### Lot:

Oversize lot is beautifully landscaped! Walk down to the dock nestled on a quiet bay with gorgeous views. Fire pit area.

Guest house has some furnishings.

Park your pontoon boat in the 694 sq ft Cover-tech garage (wired with door opener).

Detached log garage. Garden/wood shed.

### Extras:

Pump house contains the filtration system and hot water tank. Water is pumped from the lake into a 1,400 gallon holding tank.

2,000 gallon septic tank.

Hot water tank approx. 5 years old.

Metal roof approx. 12 years old.

Logs have been re-insulated and perma-chinked.

200 amp panel.



**Age: 1981**

**Lot Size: Approx. 100' x 150' (15,000 sq ft)**

**House Size: 1,247 sq ft**

**Property Tax: \$4,313.33 - 2023**

**Heat: EBB (Approx. \$184.00 per month)**

**Possession: TBA**

# RE/MAX THOMPSON

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