



Lot 78, Road 1 - Setting Lake

3 Bedroom - One Level

\$259,500.00

***Year round living in this large waterfront home!
Move in ready! Exceptional views!***



Kitchen - Open concept kitchen has large eat-in area with new Ikea cabinets. Large pantry. Butcher block island. New stainless steel appliances included. New vinyl plank flooring throughout the main floor. Large window overlooks the waterfront.

Living/Dining Room - Open to the kitchen. This large space has great views and is perfect for entertaining family and friends.

Bedrooms - 3 bedrooms with new vinyl plank flooring. Primary bedroom is spacious with large closet. 2nd bedroom with large closet. 3rd bedroom is smaller.

Bathroom - Spacious 5 piece bathroom. Large vanity with double sinks. Lots of storage. Includes laundry area with washer and dryer.



Yard - Large, titled lot. Deck on front overlooking the water. Oversize shed. Wood shed Boat launch. Nice flat lakefront.

Extras - Upgrades include: new roof, shingles and siding on front of home. New vinyl plank flooring throughout. Water is pumped from the lake and heat traced. 1,000 gallon propane tank. Propane BBQ hook-up. 200 amp service. Wood stove needs to be certified.



Age: Older

Heat: EBB and Woodstove.

Taxes: Titled land (Approx. \$500.00/year).

Lot Size: Approx. 75' x 250'

House Size: Approx. 1,200 sq.ft.

Possession: TBA

RE/MAX THOMPSON

Each office independently owned and operated.

55 Selkirk Avenue
Thompson, MB R8N 0M5
Bus. 204-778-6303 Fax. 204-778-5652
Website: www.remaxthompson.net

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

