



Lot 89 Road 1 - \$249,900.00

3 Bedroom - One-Level

Setting Lake, MB

***Waterfront home is move in ready!
Just sit back, relax and enjoy lake life!***



Kitchen - Modern kitchen features "Ikea" cabinets. Moveable island. Stainless steel fridge and hood range. Open to the dining area with patio doors that lead to the deck and waterfront views.

Living Room - Cozy living room with wall to wall carpet. Large PVC picture window with views of the lake. Wood stove inspected in 2010.

Bedrooms - 3 bedrooms. Primary bedroom overlooks the lake and has wall to wall carpet, double closet and PVC window. 2nd & 3rd bedrooms have wall to wall carpet and triple pane windows.

Bathroom - Modern 3 piece bath with stand-up shower.

Sunroom - 3 season sunroom (12' x 18') with bar fridge. Front and back door access.

Yard - Gentle slope to waterfront. Raised deck off front of cabin. Tiered dock. Pump house houses lake pump system for watering. Storage shed. 34' x 12' tarp shed (fits pontoon boat). 8' x 16' tarp shed. 2500 gallon septic tank.

Extras - Beautiful lakefront location! Mudroom/porch off entrance. Utility/storage area. 200 amp panel in newer addition of cabin (12' x 34'). 100 amp panel in original cabin. Triple pane windows (2014/2015). Appliances and furnishings to stay. Starlink equipment to stay. Access to well for added water source!



**Age: New Addition built in 2011.
Original cabin is older.**

Lot Size:
House Size: 1,492 sq ft
Taxes: Annual \$546.50
Heat: EBB & Wood
Possession: TBA

REMAX THOMPSON

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

