



# Lot 28 Road 1 - \$309,000.00

## 3 Bedroom - 1.5 Story Setting Lake, MB

Lakefront- 4 season cabin on titled land!

Own your own piece of paradise!



**Kitchen/Dining** - Spacious eat-in kitchen. European cabinets, lots of storage and counter space. Double stainless steel sinks, PVC window overlooking the yard. 2 fridges, portable dishwasher. Open concept to living room.

**Living Room** - Nice and bright living room with vaulted ceilings, abundance of large windows overlooking the lake/ deck. Patio door access to the 14 x 30 deck. Beautiful cedar finishes gives this room a cozy and homey feel.

**Bedrooms** - 3 Bedrooms on the top floor with wall to wall carpet. Skylights add extra lighting. Primary bedroom is spacious, tall window overlooking the lake from the bedroom.

**Bathroom** - 3 piece bathroom has stand-up shower, vinyl floors. Shared laundry room with washer, dryer and lots of extra overhead cupboards and storage.



**Garage**- 24 x 26 garage on concrete pad is insulated and wired. Large overhead door with screens. 100 amp panel.

**Yard** - Beautiful lakefront location on a private lot is landscaped, has large deck built in 2022, fire pit area and large deck gazebo included with fire table and furniture. Walkway to the water, dock and floating dock (10 x 12) with boat whips. 12 x 16 shed.

**Extras** - Move in ready! Deck built in 2022, 2 x 6 construction. Most furnishings decor & kitchen items will stay. Portable A/C. Grand fathered outhouse. 2000 gallon septic tank. Water pumped from the lake, fully insulated & filtered year round use. House has 200 amp panel. Wood stove certified in 2015 ( ND certificate available)



Age: 1981

1.5 lots- titled land

House Size: Approx. 1,300 sq ft.

Taxes: Approx \$600- \$1200.

Heat: Wood & EBB - \$200- 300/ month

Possession: TBA

 **REMAX** THOMPSON

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

