



Lot 28, Block 1 - \$315,000.00

3 Bedroom - One Level with Loft

Cottage Bay Rd. - PaintLake

*Custom built cottage is loaded with amenities!
Situated on a large lot with waterfront access!*



Kitchen - Large, bright kitchen is loaded with solid oak cabinets. Spacious dining area with garden doors that lead to the raised deck. Double stainless steel sinks. Built-in dishwasher. Laminate flooring.

Living Room - Oversize L-shaped living room is light and airy with wall of windows and high cathedral ceilings. Laminate flooring. Stairs lead to the loft area that makes a great home office or studio!

Bedrooms - 3 bedrooms on the main floor are good size and feature ample closet space and laminate flooring.

Bathroom - 4 piece main bathroom with oak vanity, vinyl flooring and exhaust fan.

Garage - 26' x 32' garage with 10' high ceilings and in-floor heat. R40 insulation in the attic. 2" x 6" construction. Separate 200 amp service.

Yard - Large lot with natural landscaping. Large raised deck. Storage shed. Wood shed. Privately owned dock.



Extras - Very well maintained family home! Main floor laundry. Fridge, stove, washer, dryer and window coverings included.

2" x 6" construction with split log exterior.

Metal roof.

PVC windows.

Extra insulation.

2200 gallon fresh water holding tank (gravity fed) in heated crawlspace. 250 gallon hauling tank included.

Heating options include; Electric forced air (house only). Electric boiler located in the garage can heat the house and the garage. Outdoor wood hydronic heater can heat the house and the garage.



Age: 1991

Lot Size: Irregular (17,000 sq ft)

House Size: 2,300 sq ft.

Lease: Approx. \$1,100.00 Annually

Heat: EFA and wood.

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.mb.ca

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

