



**103089 HIGHWAY 9**

**\$199,500**

**MLS #:** 1122683

**LIVING AREA:** 736 S.F.

**STYLE:** BUNGALOW

**BEDROOMS:** 1

**BATHROOMS:** 1

**BASEMENT:** NONE

**GARAGE:** NONE

**LOT SIZE:** 50' X 151'

**TAXES (GROSS):** \$1651.37 (2011)

**YEAR BUILT:** 1954

FROM THE MOMENT YOU WALK THROUGH THE DOOR YOU'LL BE IMPRESSED WITH THE VIEW FROM THIS LAKEFRONT HOME. OPEN DESIGN KITCHEN, DINING & LIVING ROOM WITH TAMARACK WOOD FLOORING AND PATIO DOORS LEADING TO A NEW 16' X 12' DECK (2011) OVERLOOKING THE LAKE. MANY UPGRADES INCLUDING REMODELLED BATH WITH SOAKER TUB, STAINLESS STEEL FRIDGE AND STOVE (2008), STACKABLE WASHER AND DRYER (2008), 12' X 12' SHED (2009), PERGOLA LEADING TO THE FENCED BACKYARD. THIS HOME HAS NEVER FLOODED AND HAS NEVER BEEN SAND BAGGED. WHAT AN EXCELLENT OPPORTUNITY TO OWN THIS YEAR ROUND HOME OR USE IT AS YOUR COTTAGE. ONLY 45 MINUTES TO WINNIPEG.



Marketed By:

**Rich Moyer / Judy Moyer**

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg



[homes@teammoyer.ca](mailto:homes@teammoyer.ca)



<u>Room</u>	<u>Size</u>
Living Rm:	15.50' x 13.50'
Kitchen:	13.42' x 9.75'
Dining Rm:	14.00' x 10.00'
Master Bdrm:	11.08' x 9.50'

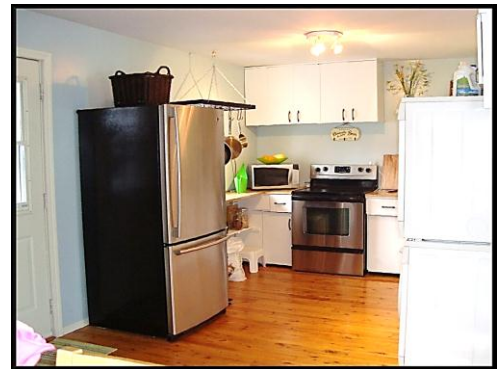


<b>Baths:</b>	1
<b>Heating:</b>	Electric Baseboard
<b>Basement:</b>	Crawl Space
<b>Roof:</b>	Shingle
<b>Water:</b>	Well
<b>Sewer:</b>	Holding Tank
<b>Lot:</b>	50' x 151'
<b>Hydro:</b>	\$1100/Yr (Actual)



**Features:**

Deck  
Ceiling Fan



**Goods Included:**

Fridge  
Stove  
Washer  
Dryer  
Microwave  
Satellite Dish  
Satellite Receiver  
Window Coverings  
Shed



**Goods Excluded:**

None



Marketed By:

**Rich Moyer / Judy Moyer**

Tel: (204) 485-5656 - Selkirk

Tel: (204) 784-6604 - Winnipeg

[homes@teammoyer.ca](mailto:homes@teammoyer.ca)

Information contained within is considered accurate but not guaranteed