



Nordmark Realty (1985) Ltd.

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228 Lakeside Avenue, Cranberry Portage, MB

STYLE: Lakefront Beach House 1465 S.F approx	LOT: 203.4 Feet of Frontage
AGE: N/K	HEAT TYPE: Electric Baseboard & Wood Stove
BEDROOMS: 2 BATHROOMS: 1 & 1/2	UTILITIES: 200 Amp
GARAGE: Double Detached	HYDRO COSTS: N/A
TAXES: \$2763.13 (2016 Net)	LIST PRICE: 299,000.00

MAIN: <ul style="list-style-type: none"> • Open Plan Living Room - Dining Area - Kitchen • Huge Family Room • Master Bedroom With 2 Piece Ensuite • Bedroom 2 • 4 Piece Bathroom & Laundry 	DECK: Built in 2016 On Screw Piles in Independent of House.	EXTRAS: <ul style="list-style-type: none"> • 2 Docks • 1500 Gallon Septic Tank • ¾ Hp. Pump in Lake With HEATLINE System and Thermostat • Reverse Osmosis water Purifier • Under Sink
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REMARKS: With an awesome view of the water from every window of the main living area of the house and 200 feet of shoreline just steps from the huge deck that sprawls across the front, this property provides lake living at its best. Entrance from the front deck brings you into an open plan living room, dining area and kitchen featuring plenty of pine cupboards, a wall oven, and a cooktop. The entire floor area is comprised of 13 mm. Laminate installed in 2014. The master bedroom & ensuite, bedroom 2 and the 4 piece main bathroom with stacking washer and dryer complete the floor layout. The cast iron DROLET wood stove was installed in 2014 to meet insurance requirements. Appliances are included.

Del Ward cell: **204-271-4114**

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