



Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-687-6324 Fax: 204-687-6325

www.flinflonrealestate.com

31 Yo-Ho Bay Road, Bakers Narrows

STYLE: Bungalow	880 S.F approx	LOT: Leased 50'x 100' approx
AGE: 1967 Approx.		HEAT TYPE: Propane wall heater/ wood stove
BEDROOMS: 2	BATHROOMS: 1	UTILITIES: Electric hot water/septic holding tank
GARAGE: N/A		
FEES: \$685/yr approx		LIST PRICE: \$220,000

MAIN: <ul style="list-style-type: none"> • Kitchen • Bathroom-3 piece • Living Room • Dining Room • Laundry Room • Master Bedroom • Second Bedroom 	EXTRAS: <ul style="list-style-type: none"> • 10'x16' Sunroom • Two Sheds • Boathouse • Flat Lot • 12'x16' Guest Cottage • Dock • Woodlot • Most furnishings included
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REMARKS: An amazing lakefront location in cottage country at Bakers Narrows Provincial Park. This vacation cottage is ready to make memories for its next owners. The view through the picture windows is stunning as you enter the main entrance from the back which brings you into the open concept kitchen, dining and living room areas. To your right you will pass the three piece bathroom with a shower on your way into the living and dining room areas. Here you will keep the chill off with either the propane wall unit heater, with thermostat or the wood stove. Off the living room, facing the lake is a large screened room that is an excellent place to entertain. The large master bedroom has patio doors facing the lake so you will wake up every morning to a beautiful view. It includes a large closet with storage above. The second bedroom can easily accommodate two sets of bunk beds and includes a large closet with storage above. The laundry and utility room round out the main floor. The lot features a boathouse and two sheds. Beautiful lake Athapapuskow is steps away and offers a lifetime of memories waiting to happen.

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

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