



218 Valhop Drive, Crescent Cove Beach, Dauphin, R0L1K0, Manitoba

START MAKING MEMORIES AT THE LAKE

....with this 768 sq ft, 3 season lakefront cottage at Crescent Cove Beach on the shores of Lake Dauphin! This cozy 3 bedroom, 1 bath cottage features a open floor plan that flows right to your updated picture window that will offer you countless views. Curl up to the wood stove when temperatures start to drop. Soak up the sun on the south facing 16'x10' trex deck, or just enjoy all that the lake and beach have to offer! Also included is a 12 x 8 storage shed, updated Kitchen Craft cabinets, fridge, stove, and a private docking road to the lake. Some furniture and contents negotiable. The deep lot provides lots of parking, and gives you the option to add on, or to build farther back. Shallow well used for water. Concrete septic tank. This little piece of paradise is awaiting its new owners, call us today! Gross 2022 property tax \$1597.37

MORE INFORMATION

Room Size Details

Kitchen 13.17 x 8.5 Wall to Wall Carpet Flooring, Kitchen Craft Cabinets, Laminate Countertops, Ceiling Fan, Stove, Microwave, Refrigerator Dining Room 10.5 x 8.5 Wall to Wall Carpet Flooring, Window Living Room 15.58 x 14.5 Wall to Wall Carpet Flooring, Updated Picture Window, View Of The Lake, Wood Stove Primary Bedroom 8.08 x 7.67 Wall to Wall Carpet Flooring, Window, Ceiling Fan Bedroom 8.08 x 7.33 Wall to Wall Carpet Flooring, Window, Bunk Beds Bedroom 7.58 x 7.25 Wall to Wall Carpet Flooring, Window, Storage Units, 200 Amp Panel 3 Piece Bathroom Vinyl Flooring, Stand Up Shower, Sink, Toilet, Vanity, Medicine Cabinet

BASE INFORMATION:

Bed	: 3
Bath	: 1
Garage	: No Garage

LAND INFORMATION:

Legal Land	: Lot:5 Plan:1334
Desc	
Lot Size	: 60' Frontage
Frontpage	: None
Square feet	: 768

BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Vacant
Heat	: Electric Baseboard, Wood Stove
N/A	: Bungalow
Year Built	: 1958
Remodeled on	: 2022
Property Tax	: 1597.37

CONVENIENCE:



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