



169 Campbell Ave, Dauphin Beach, R7N 2T9, Manitoba

3 SEASON COTTAGE WITH ACCESS TO THE LAKE AND GOLF COURSE!!

ENJOY SUMMERS AT DAUPHIN BEACH... with this 2 bedroom 1 bath, 3 season cottage, that offers public access to the lake and an 18 hole golf course! You will feel the cottage charm throughout with the pine covered walls and ceilings, a certified wood stove for those chilly evenings, a south facing deck, and a bunk house for extra sleeping quarters. Plenty of room on the massive lot to expand! Updates include: added insulation on walls and ceilings, exterior doors, some windows, and updated plumbing. Appliances are included along with a newer water pump, 2 water holding tanks, storage sheds, and most of the contents. Time to sell the camper and settle down with this charming property! Call today for your personal viewing.

MORE INFORMATION

Room Size Details

Living Room 23.33 X 9.25 Carpet Flooring, Pine Ceiling, Pine Walls, Wood Stove, Windows Eat-In Kitchen 17.58 X 11.33 Laminate Flooring, Fridge, Stove, Windows Bedroom 11.58 X 7.75 Carpet Flooring, Pine Ceiling, Pine Walls, Windows, Closet Space Bedroom 9.17 X 7.58 Carpet Flooring, Pine Ceiling, Pine Walls, Windows Four Piece Bathroom 11.08 X 5.08 Vinyl Flooring, Tub, Tub Surround, Sink, Vanity, Window, Blinds, Hot Water Tank

BASE INFORMATION:

Bed : 2
Bath : 1
Garage : None

LAND INFORMATION:

Legal Land : Lot:12/13 Blk:2 Plan:2632
Desc
Lot Size : 98' x 125'
Frontpage : None
Square feet : 720

BUILDING INFORMATION:

Possession : Immediate
Occupancy : Vacant
Heat : Stove/Wood
Year Built : 194
Remodeled on : 2023
Property Tax : 982.45

CONVENIENCE:



Name **Brent Stykalo**
Phone (204) 572-4475