



## 238 Lakeview Drive, RM of Lakeshore, R0L 1K0, Manitoba

SUMMER IS CALLING... WHY NOT SPEND IT AT THE LAKE!

The seasonal cottage your family has been dreaming of is here at Ochre Beach with 648sf, hardwood flooring throughout, 2 bedrooms, 1 bathroom and a great open concept living/dining/kitchen area overlooking the lake! Large deck, 2 sheds plus a bonus 10' x 10' bunkhouse perfect for the kids or weekend guests! Spacious, treed lot right on the point, with lots of room for yard games and gatherings. Amazing fishing (year round!), boating & water sports and bonfires under the stars await - not to mention some very special memories your family will NEVER FORGET! Updates include: Updated 100 amp panel, wiring and baseboards 2001; Windows 2002; Bathroom addition and 300 gallon septic tank 2004; shingles 2009; sliding patio door 2014; water pump 2022; survey of lot 2023. 1200 gallons holding tank for water. Don't miss the opportunity to experience lake life, there is NOTHING LIKE IT! Book an appointment to view today! 2023 Gross Taxes: \$1443.67.

### MORE INFORMATION

#### Room Size Details

Eat-In Kitchen 14' x 11' Fridge, stove, microwave, hardwood flooring Living Room 11'8 Hardwood flooring, patio door to deck Primary Bedroom 11'5 Hardwood flooring Bedroom 8'7 Hardwood flooring Bathroom 4 piece Hardwood flooring

### BASE INFORMATION:

Bed	: 2
Bath	: 1
Garage	: None, 2 sheds & Bunkhouse

### LAND INFORMATION:

Legal Land	: Lot 13 Plan 54265
Desc	
Lot Size	: 40.30' Frontage
Frontpage	: None
Square feet	: 648

### BUILDING INFORMATION:

Possession	: Negotiable
Occupancy	: Owner
Heat	: Electric Baseboard
Year Built	: 1956
Remodeled on	: 2023
Property Tax	: 1443.67

### CONVENIENCE:



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