

Welcome
to

48 John Blvd



About This 720 SF Cottage!

If you're like most people, these last few years have been a grind. The pandemic, inflation & world events causing turmoil & confusion in every corner of our planet. The thought of a vacation sounds pretty good...But, travelling around & outside our borders is pricey, time consuming & requires a lot of planning. You work hard all week & just want a "release" from it all, right? Well, we may have just the right solution for you. A simple, quick 45 minute drive north of Winnipeg, up HWY #59 will take you to 48 John Blvd. Here, you'll find your weekly "release". This cute, comfortable, fully furnished seasonal cottage has everything you need to create great times & lasting memories. An open concept floor plan w/living & dining rooms open to the kitchen & beyond. A 3 pce bath & 2 bedrooms are tucked away on their own wing. Off the living room, a HUGE screened sunroom for good times leads to a spacious deck overlooking the HUGE yard w/fire pit & sheds. All this at an affordable price & just steps to the beach!

- 2 beds & 1 bathroom
- Well located & steps to the beach, just 45 min north of Winnipeg
- Appliances included
- Fully furnished
- Sundeck & fire-pit area, screened in sunroom.
- Seriously? What more can you ask for???



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**Shawn Sommers Personal
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

CrossProperty Client Full

Property Type

48 JOHN Boulevard , Beaconia R0E 0B0			Area: R27	MLS® #: 202406428
Nghbrhd: Boulder Bay			Schl Div: ST CLEMENTS	
Linc #: 176R689400000			Tax Amt: \$737.90	
Type: RD	Liv Area: 66.89 M2/720 SF		Tax Yr: 23	Status: Incomplete
Use: Seasonal	Fin Bsmnt: .00 M2/ SF		Ed Tax: \$434.96	List Price: \$149,900
Style: BNG	Lot Front: 28.04 M/92 F		Imprv:	Sell Price:
Yr Built/Age: 1976/Older	Lot Dpth: 38.10 M/125 F		Spc Lvy:	Sell Date:
New Const: No	Lot Area:		Payout:	DOM:
RMA: 6	BDA: 2	TBD: 2	Baths: F1/H0	
Legal:				
Add Lgl:				

Remarks & Directions

Remarks: **If you're like most people, these last few years have been a grind. The pandemic, inflation & world events causing turmoil & confusion in every corner of our planet. The thought of a vacation sounds pretty good...But, travelling around & outside our borders is pricey, time consuming & requires a lot of planning. You work hard all week & just want a "release" from it all, right? Well, we may have just the right solution for you. A simple, quick 45 minute drive north of Winnipeg, up HWY #59 will take you to 48 John Blvd. Here, you'll find your weekly "release". This cute, comfortable, fully furnished seasonal cottage has everything you need to create great times & lasting memories. An open concept floor plan w/living & dining rooms open to the kitchen & beyond. A 3 pce bath & 2 bedrooms are tucked away on their own wing. Off the living room, a HUGE screened sunroom for good times leads to a spacious deck overlooking the HUGE yard w/fire pit & sheds. All this at an affordable price & just steps to the beach!**

Dir/GPS: **Take HWY #59 (Lagimodiere BLVD) North from Winnipeg, roughly 45 minutes. Turn left on RD 500 toward Beaconia & follow to Boulder Bay. Turn left on William Road, then left on John Blvd to #48 John Blvd.**

General Information

Basement: None	B Dev:	
FP Type/Fuel:	# FP:	Zoning:
Lot Dim:	Acres:	Hectares:
Frnt Exp:	Shape: Normal	
Exterior: Vinyl	Survey:	
Roof: Shingle	Fndtion: Post and Pad	
Flooring: Laminate	Cnstrct: Wood Frame	
Heating: Baseboard	Water: Well	
Gas:	Sewer: Holding Tank	
Parking: Front & Rear Drive Access	H Fuel: Electric	
Remodel:	Hydro:	
Site Influ: Lake Access Property, Landscaped deck		
Features: Air conditioning wall unit, Deck		
Gds Incl: Refrigerator, Storage Shed, Stove, Window A/C Unit, Window Coverings		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	M	<u>L</u>	<u>Dimen</u>	Room	M	<u>L</u>	<u>Dimen</u>	Room	M	<u>L</u>	<u>Dimen</u>
Living Room	M	11.4	X14	Dining Room	M	11.4	X9.75	Kitchen	M	8.25	X17.4
Three Piece Bath	M			Primary Bedroom	M	10.7	X9.2	Bedroom	M	10.5	X8
Sunroom	M	9.5	X17.5								

# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>
	0	0	1	0	0	0		0	0	0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.