



## 201 & 205 Barker Drive, Lakeshore, Lakeshore, R0L 1K0, Manitoba

### YEAR ROUND LAKE LIVING!

2 bedroom, 1 bath home built in 1969 with 150' frontage so lots of room to expand! Well and 1000 gallon septic tank. Includes: fridge, stove and shed. Located just steps from the sandy shores of Ochre Beach on Lake Dauphin. House was placed onto a wood foundation with a 4' crawl space in 2003. Updates 2021: Front and back doors replaced. Deck refurbished. Exterior of house scraped and painted. The extra lots give tons of storage space for your toys or room to expand. Don't miss out on this great property!

### MORE INFORMATION

#### Room Size Details

Kitchen 10.33' x 11.42' Fridge and Stove Remain Living Room 17.42' x 11.42' Laminate Flooring Primary Bedroom 11.50' x 11.25' Laminate Flooring Bedroom/Laundry 11.50' x 11.25' Laminate Flooring Bathroom 4 Piece



Name **Kathy Stokotelný**  
Phone (204) 648-7653

### BASE INFORMATION:

Bed : 2  
Bath : 1  
Garage : Shed

### LAND INFORMATION:

Legal Land : Lot 4,5 & 6 Block 5 Plan  
Desc 734  
Lot Size : 150' x 100'  
Frontpage : Crawl space  
Square feet : 768

### BUILDING INFORMATION:

Possession : Negotiable  
Occupancy : Tenant  
Heat : Electric Baseboard  
N/A : Bungalow  
Year Built : 1969  
Remodeled on : 2023  
Number of Floors : 1  
Hydro Budget : 155  
Property Tax : 1290.18

### CONVENIENCE: