







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

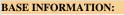
3 SEASON COTTAGE WITH ACCESS TO THE LAKE AND GOLF COURSE!!

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



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