



**4 Jatlyn Drive
Roseau River
4 Season Cottage on 3.85
Acres With River Front**

**OFFERED AT
\$242,000.
Incl Net GST**

MLS #1003630/ Office #RS1001 / S/C 2.5%

**Shirley Fehr
Re/Max Performance Realty
246 Main Street, Steinbach, MB
326-4322 / 355-8770 / 784-6617
shirleyfehr@shaw.ca
www.shirleyfehr.ca**

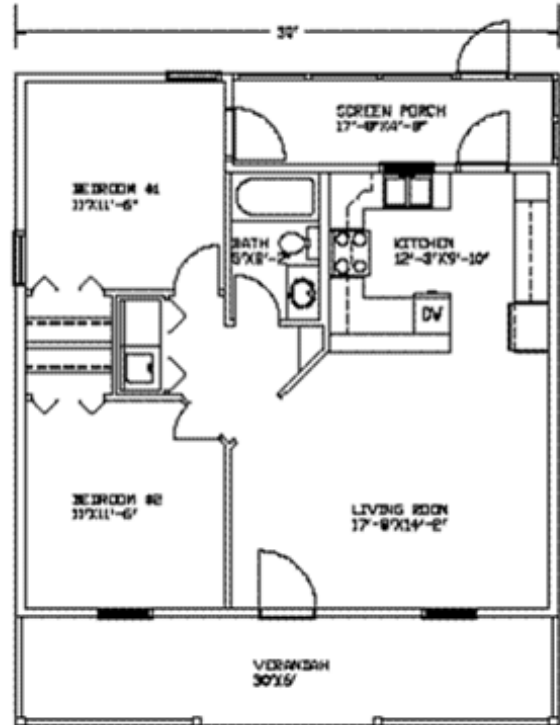


“The information contained herein has been obtained from sources deemed reliable but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information that is of material interest to them.”



810 SF Cottage

- * 17.8'x14.2' Front living room with front door to veranda and 36" wood fireplace
- * 12'x9.10' Eat in kitchen w/maple cabinets and access to back screened porch
- * 11'x11.6' Bedroom
- * 11'x11.6' 2nd Bedroom
- * 4 pc bath with Fiat tub
- * Flooring allowance of \$3200.00
- * Cabinetry allowance of \$5500.00
- * Triple pane windows
- * Vinyl siding exterior
- * 200 amp service
- * Electric baseboard heat
- * 40 gallon HWT and water softener
- * Holding tank
- * Private well
- * Crawl Space w/R20 Insulation
- * 25 year shingles
- * 3.85 Acres with River Front
- * Taxes not accessed.



OFFERED AT
\$242,000.
Incl Net GST

MLS #1003630/ Office #RS1001 / S/C 2.5%

Shirley Fehr
Re/Max Performance Realty
246 Main Street, Steinbach, MB
326-4322 / 355-8770 / 784-6617
shirleyfehr@shaw.ca
www.shirleyfehr.ca



“The information contained herein has been obtained from sources deemed reliable but cannot be guaranteed as to its accuracy. The buyer is advised to obtain independent verification of any information that is of material interest to them.”