



31 12th St. Clearwater MB

\$125,000

Country living at its finest in the peaceful hamlet of Clearwater. This 758 SF, 2012, 1-bedroom home has 2" x 6" walls, and features an open Kit/DR/LR with a 4-piece bath and mostly laminate flooring throughout. Fridge and stove included. Hot water in-floor heat. Outbuildings include a metal clad 22' x 32' insulated workshop with 10' W x 9' H insulated overhead door. Shop has 100-amp subpanel, cement floor & construction heater with supplementary wood burning stove. Shop has fridge and freezer (unsure if working). Other 12' x 20' metal clad storage shed with metal sliding door and lean to. Large productive vegetable garden. Municipal water and sewage holding tank.

Property in probate until June 15/21. NO PDS. Bi-annual water bill is \$384.50.

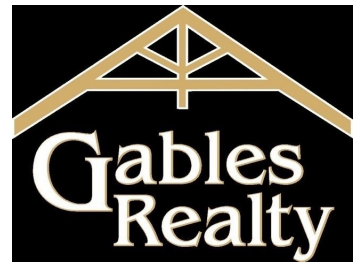
Living/Dining Room 12.95 x 16.1

Kitchen 7.6 x 13.4

Primary Bedroom 12.5 x 12.9

Porch 8.12 x 8.3

Four-Piece Bath



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