



71 SUNSET Bay St Clements

\$349,900

BEAUTIFUL RETIREMENT/FAMILY HOME, 2ND HOME OR LUXURY COTTAGE FOR YOUR FAMILY. COME AND SEE THIS 1,678SF. 3 BEDROOMS, 3 BATHROOMS BUNGALOW! IT OFFERS QUALITY FINISHES YOU SELDOM SEE IN A RESORT HOME OR COTTAGE. MARBLE TILES ON THE KITCHEN, HARDWOOD FLOORING FROM THE LIVING ROOM & IN ALL THE BEDROOMS, PRIMARY BEDROOM HAS DELUXE 5 PIECE ENSUITE, TILED BATHROOMS, HUGE KITCHEN HAVE 2 PANTRIES & RAISED KITCHEN ISLAND, 2 HEATING SYSTEMS INSTALLED-HIGH EFFICIENT ELECTRIC FURNACE & BASEBOARD HEATING. ONLY 50 MINS. NORTH OF WPG., 10 MINS. FROM SOUTH BEACH HOTEL & CASINO, & 5 MINS. FROM MANITOBA'S FAMOUS GRAND BEACH. LOVE THE NATURE'S BEAUTY, RELAX ON THE FABULOUS SUNSET WHITE BEACH SAND, UNWIND ON THE PLAYGROUND, WALK ON THE TRAILS OR RIDE ON YOUR ATV, GO FISHING, BOATING AND MORE! EXPERIENCE THE RURAL LIFESTYLE WITH CITY'S CONVENIENCES LIKE LOW PRESSURE SEWER SYSTEM, & HYDRO.

Living Room 21 x 17'40

Kitchen 16'20 x 12'90

Dining Room 13 x 9'30

Primary Bedroom 13'80 x 12'10

Bedroom 12'10 x 10

Bedroom 11'90 x 10

Laundry Room 7'11 x 6'40

Five Piece Ensuite Bath 9'50 x 8'80

Four Piece Bath 10'60 x 5

Two Piece Bath 5'60 x 6'40

Foyer 6'70 x 12'10



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