



# 196 Prospect Street Winnipeg Beach

\$224,000

Location, location, location. Great Cottage with 4 bedrooms and two bathrooms in a fantastic desirable area just a short block to the lake. This character cottage is situated on a corner lot on Prospect and Birch in Winnipeg Beach about 7 houses from the lake. Spacious cottage at just under 1,800 sq. ft. with a large outdoor deck (20 x 12) and a huge fabulous 20 x 16 screened sun room where you're sure to spend many evening enjoying the summer breeze. Large but cozy 20 x 28 living/family room. Fully furnished with indoor and outdoor lawn furniture and ready to move into. Solid concrete foundation. Some electrical and plumbing updates. Open style layout. 2 large full bathrooms. Walking distance or short bike ride to the Boardwalk, Marina and Bandstand and only 2 blocks to the popular Poplar Pier. Great for a large family or a super rental investment. Quick possession possible.

Living/Dining room 20 x 27

Kitchen 9'11 x 10

Three Piece Bath

Four Piece Bath

Primary Bedroom 14 x 9

Bedroom 12 x 7

Bedroom 11'17 x 7

Bedroom 8'50 x 11

Sunroom 20 x 12

Den 15 x 9

Listing Presented By:



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