

63 COPPER COVE - ASSESSIPPI'S COTTAGE COVE DEVELOPMENT

<https://north-star.stagingtestzone.com>

\$ 489,000

This cabin at Asessippi Cottage Cove Dev. has 1,732 SF of living space on the main & upper level and is looking for a new owner. The walkout basement adds another 960 SF. Main floor has an open concept with kitchen, dining area & living room & there is 2 pc bath. Kitchen has ample cupboard space, pantry & beautiful granite countertops & island. Upper level has 2 large bdrms each with its own sink and a shared 4 pc bath with a soaker tub. From both bdrms you can go out onto 2 different decks and enjoy the great views from both. Walkout basement has family room, 2 bdrms, laundry room, utility room & full bath. Entrance/hallway with lots of room for all that skiing & snowboarding gear. Cabin is wired for TV's & speakers. Central air. Electric forced air furnace. Infloor heat boiler system. Outdoor shower. Hot tub. Town water. Septic holding tank. 200 amp panel. Air exchanger. 2 elec hot water tanks. Various decks with some built in seating. Screened in area. Cabin is on leased land. The lease is \$115.50 per month. 2021 Gross taxes: \$3,587.61.

- 4 beds
- 2.5 baths
- Residential



Karen Goraluk

Northstar Insurance & Real Estate

📞 204-773-6797

✉️ Karen.Goraluk@North-star.ca

🌐 [Website](#)



BASIC FACTS

Property ID: 9202	MLS® Number: 202217457
Status: Active	Type: Residential
Size: 1732	Bedrooms: 4
Bedrooms Detail: 2 upstairs. 2 in the basement	Bathrooms: 2.5
Bathrooms Detail: 2 pc on the main floor. Full bath upstairs. Full bath in the basement	Lot Size: 32' x 70' Lot is wider at the back
Year built: 2011	Listing Tax Year: 2021
Property Taxes: 3587.61	Utility Costs: Hydro average \$293/month
Location: Inglis, RM of Riding Mountain West, Asessippi's Cottage Cove	Style: 2 storey with a walkout basement
Basement Size: 960 SF	Garage: None
Heating: Infloor boiler heat. Electric forced air furnace	Exterior: Hardie board siding
Roof: Metal roof	Front Exposure: North
Sewer: Holding tank	Water: Town water
School District: Parkwest School Division	High School: Russell
Middle School: Inglis	Elementary School: Inglis
Inclusions: Fridge, upright freezer, stove, dishwasher, microwave, washer, dryer, window coverings.	Legal Description: 63 Copper Cover