



# 31 Martin Bay - \$203,000.00

## 3 Bedroom - Bungalow Deerwood Area - 13/68/754

*Neat, clean and move in ready!  
Ideally situated close to school and downtown!*



**Kitchen** - Galley style kitchen with European cabinets and ceramic tile back splash. Stainless steel appliances. Ceramic tile flooring.

**Living Room** - Warm and inviting. Stone feature wall has built-in electric fireplace and mounted television. Custom pine cabinet for storage. Beautiful hardwood floors. Archway leads to the dining area.

**Bedrooms** - 3 bedrooms on the main floor. Master bedroom has hardwood floors. 2nd and 3rd bedrooms have newer dark bamboo floors and newer doors.

**Bathroom** - 4 piece main bathroom. 3 piece lower bath has been recently renovated and features a pine vanity with vessel sink and beautiful walk-in shower.



**Lower Level** - Spacious L-shaped family room with wall to wall carpet. Laundry room with lots of storage. 3 piece bath.

**Yard** - Fully fenced and nicely landscaped. Large deck.

**Garage** - Single detached garage is wired. Electric door opener.

**Extras** - Very well maintained home. Re-shingled in 2014. Attic insulation (Approx. R50). 200 amp panel. Hot water tank replaced in 2020. Chattels include fridge, stove, built-in dish washer, washer and dryer.



**Age:** 1961

**Lot Size:** 55 x 125 sq ft (6875 sq ft)

**House Size:** 1024 sq ft

**Taxes:** \$3,528.80 Gross/2021 (Net \$3,003.80)

**Heat & Hydro:** EFA (Approx. \$260.00 per month)

**Possession:** TBA



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is not warranted to be so.

