



# 54 Notigi Bay - \$120,000.00

**3 Bedroom - One-Level  
Burntwood Area - 5/182/878**

**Over 1,300 square feet of finished living space!  
Great location on quiet street is close to school & shopping!**



**Kitchen** - Large galley style kitchen is open to the dining area. Plenty of wood cabinets and counter space with bar area for extra seating. Built-in dishwasher. Double stainless steel sinks. Laminate flooring.

**Living Room** - Bright and spacious with laminate flooring. Wood burning fireplace. Built-in bookshelves and modern colors.

**Bedrooms** - 3 bedrooms. Master bedroom has walk-in closet and 2 piece ensuite.

**Bathroom** - 4 piece main bathroom features a large vanity.

**Yard** - Large yard is partially fenced and landscaped. Double asphalt drive.



**Extras** - Great location close to Burntwood School. Ceramic tile at front entrance. Vinyl/stucco exterior.



**Age:** 1972

**Lot Size:** 60 x 135 (8100 sq ft)

**House Size:** 1,392 Sq. Ft.

**Taxes:** \$4,226.75 Gross/2022 (Net \$3,789.25)

**Heat:** EBB (Approx. \$280.00 per month)

**Possession:** TBA



# RE/MAX THOMPSON

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