



45 Notigi Bay - \$299,000.00

4 Bedroom - Bi-Level

Burntwood Area - 14/183/878

Pride of ownership shines through in this tastefully decorated home!



Kitchen/Living/Dining - Open concept! Kitchen features plenty of cabinets and an island all finished with Granite counter tops and attractive tile back splash. Double stainless steel sink and island sink for easy food preparation. Stainless steel appliances. Quality laminate flooring throughout. Garden doors off dining room lead to large multi-level deck which is great for entertaining. Living room features a beautiful Bow window.

Bedrooms - 2 bedrooms up and 2 bedrooms down features laminate flooring and double closet. Primary bedroom features a 2 piece ensuite.

Bathrooms - 4 piece on upper level features pedestal sink and ceramic tile floor. 3 piece bath on lower level features vessel sink, large custom marble tile shower & in-floor heated granite tile.

Lower Level - Large family room has beautiful solid Oak bar with shelving, laminate flooring, suspended ceiling and woodstove.

Yard - Large, fully fenced back yard is nicely landscaped.

Garage - 1 1/2 car garage is insulated, wired and heated.

Extras - Tastefully decorated throughout. Large front entrance with large glass feature door, windows, and attractive metal railings. PVC windows throughout. Vinyl and stucco exterior. Shingles approximately 11 years old.



Age: 1971
Heat: EBB
Lot Size: 60' x 120' (7,200 sq ft)
House Size: 1040 sq ft
Taxes: \$4,105.50 Gross/2022 (Net \$3,580.50)
Possession: TBA



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This information, although believed to be accurate,
is not warranted to be so.

