



**188 Wolf St. - \$229,000.00**

**3 + 1 Bedroom - Bungalow**

**Burntwood Area - 7/149/849**

***Well maintained home is move in ready!  
Great family location!***



**Kitchen** - Spacious eat-in kitchen with plenty of honey oak cabinets, pantry and laminate counter tops. Functional layout with Bay window over double stainless steel sinks. The dining area features a large Bay window that overlooks the back yard and allows for lots of natural light. Vinyl flooring. Built-in dishwasher.

**Living Room** - Nice and bright with laminate flooring and PVC picture window. Fireplace with gorgeous tile hearth anchors the room.

**Bedrooms** - 3 bedrooms on the main floor are good size with PVC windows and ample closet space. Primary bedroom has laminate flooring. 2nd & 3rd bedrooms have wall to wall carpet. 4th bedroom down.

**Bathrooms** - 4 piece main bath with large vanity, tile surround and floor. 2 piece bath down.



**Lower Level** - Fully developed family room with newer laminate flooring. Walk-up bar with plenty of built-in shelving. Large bedroom with wall to wall carpet. Bonus room with laminate flooring. 2 piece bath. Laundry room with laundry sink.

**Yard** - Partially fenced and nicely landscaped. Concrete patio and small deck area.

**Garage** - Double detached garage on concrete pad is insulated and wired. Propane heating system (requires tank). Built-in workbench. Hook-up for welder.

**Extras** - Excellent location! Walking distance to elementary school. 35 year shingles replaced 4 years ago. Energy efficient gas furnace 10 years old. Hot water tank 6 years old. Bak-up valve installed.



**Age:** 1969

**Heat:** EEG

**Hydro:** Approx. \$            per month.

**Lot Size:** 55 x 120 (6,600 sq ft)

**House Size:** 1,102 sq.ft

**Taxes:** \$4,107.18 Gross/2022 (Net \$3,669.68)

**Possession:** TBA



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

