



46 Oak St. - \$179,000.00

3 Bedroom - Bungalow Southwood Area - 11/134/834

*Spacious family bungalow in a great location!
Close to hospital and recreation!*



Kitchen - Spacious eat-in kitchen with Maple cabinets. Double stainless steel sinks. Vinyl flooring. The dining area features laminate flooring. Pantry off the dining area.

Living Room - Nice and bright with large picture window and beautiful laminate flooring.

Bedrooms - 3 bedrooms on the main floor with laminate flooring and ample closet space.

Bathroom - 4 piece main bathroom with vanity and vinyl flooring. 3 piece bath down with stand up shower.

Lower Level - Large rec room with wall to wall carpet and fireplace area (decommissioned and chimney removed). Kitchenette area with vinyl flooring. Bonus room with wall to wall carpet. Cold storage room. Laundry/utility room with work shop area.



Yard - Landscaped with mature trees. Asphalt driveway. Covered patio area off the garage. Shed.

Garage - Single detached garage.

Extras - Great location for the outdoor enthusiast! New roof, rafters, insulation, soffits and shingles in 2022. 200 amp panel. Low property taxes!



Age: 1967
Lot Size: 60' x 120' (7,200 sq ft)
House Size: 1,078 sq ft
Taxes: \$3,548.09 Gross/2022 (Net \$3,110.59)
Heat: EFA
Possession: TBA



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

