



87 Grass River Dr. - \$154,900.00

2 Bedroom - Mobile

Manasan Park - 16/7/6452

*Excellent starter home on the treeline!
Plenty of room! Private lot! Low taxes!*



Kitchen - Nice, open eat-in kitchen with plenty of light oak cabinets and a built-in display cabinet. Moveable island. Double stainless sinks and built-in dishwasher. Garden doors off the dining area lead to the raised deck. Laminate flooring.

Living Room - Open concept to the kitchen with new laminate flooring that flows throughout. Large picture window. Built-in shelf.

Bedrooms - 2 bedrooms. Master bedroom is large with laminate flooring, large walk-in closet and 4 piece ensuite. 2nd bedroom is good size with laminate flooring and double closet.

Bathroom - 4 piece main bathroom. 4 piece ensuite with jetted tub and large vanity.

Yard - Situated on a private treeline lot. Fenced with gate to treeline. Fire pit. Deck. Shed (8' x 10'). Large paved driveway.

Garage - 14' x 20' garage is heated, insulated and wired with electric door opener.

Extras - Move in ready! New washer & dryer. Vinyl sided. PVC windows.



Age: 2005

Hydro: EFA (Approx. \$207.00 per month)

Lot Size: 45' x 120' (5,400 sq ft)

House Size: 1,280 sq ft.

Taxes: \$3,158.55 Gross/2023 (Net \$2,808.55)

Possession: Negotiable



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

