



# 97 Notigi Bay - \$239,900.00

## 3 Bedroom - Bungalow Burntwood Area - 1-27880

*Big, beautiful bungalow in a great location!  
Tastefully decorated! Walking distance to school & shopping!*



**Kitchen** - Open concept kitchen, living and dining area! The kitchen features an abundance of floor to ceiling "Espresso" Kitchen Craft cabinets with tile back splash. Coffee bar. PVC window over double stainless steel sinks. Built-in dishwasher. Spacious dining area with new lighting. Vinyl plank flooring.

**Living Room** - Modern colors. Lots of natural light flows in through the large PVC picture window. Vinyl plank flooring.

**Bedrooms** - 3 spacious bedrooms on the main floor all have vinyl plank flooring and ample closet space. All closets have custom built-ins.

**Bathrooms** - Renovated 4 piece main bath features a modern vanity and soaker tub with subway tile back splash. 3 piece bath down.



**Lower Level** - Large, open rec room with vinyl plank flooring and suspended ceiling. Wood stove. Bonus room. 3 piece bath with walk-in shower. Large laundry/utility room.

**Yard** - Fully fenced and nicely landscaped. 24' diameter outdoor pool (heated with propane) is great for summer family fun! Large raised deck. Shed. Interlocking brick driveway.

**Extras** - Excellent family location! Walking distance to elementary school. New wall air conditioner unit. PVC windows and maintenance free vinyl siding. 200 amp panel.



Age: 1977  
Heat: EBB (Approx. \$180.00 per month)  
Lot Size: Irregular (7,156.36 sq ft)  
House Size: 1,116 sq.ft  
Taxes: \$4,748.01 Gross 2022 (Net \$4,310.51)  
Possession: TBA



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is not warranted to be so.

