



## **12 Martin Bay - \$253,000.00**

### **3 Bedroom - Bungalow Deerwood Area - 26/67/754**

***Beautiful bungalow is tastefully decorated throughout!  
Great family location!  
Walking distance to school and shopping!***



**Kitchen** - Modern kitchen features plenty of newer Kitchen Craft cabinets with laminate counter tops. Recessed lighting. Double stainless steel sinks. Quality stainless steel appliances that include a commercial fridge/freezer and built-in dishwasher. Cork flooring.

**Living Room** - This spacious room is open and airy with a big, beautiful picture window for lots of natural light. Cork flooring.

**Bedrooms** - 3 bedrooms on the main floor with cork flooring. Primary bedroom has 2 double closets.

**Bathroom** - 4 piece main bathroom (renovated 4 years ago) features a modern vanity and soaker tub. 3 piece bath down.



**Lower Level** - Nice, open rec room with wall to wall carpet and suspended ceiling. Bonus room. 3 piece bathroom with stand-up shower. Laundry room. Storage room.

**Yard** - Partially fenced and nicely landscaped. Nice deck off front entrance. Patio area. Interlocking brick driveway.

**Garage** - Double detached garage is insulated and wired. Electric door opener.

**Extras** - This is a great family home! Maintenance free vinyl siding. PVC windows. New HRV in 2023.



**Age:** 1967

**Lot Size:** 55' x 125' (6,875 sq ft)

**House Size:** 1,030 sq.ft.

**Heat:** EEG

**Property Taxes:** \$3,575.14 Gross/2023 (Net \$3,225.14)

**Possession:** TBA

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

